

LUXBOROUGH TOWER GARDENS NEWS

IN THIS ISSUE

Progress is going well
Updates on Luxborough Tower
Gardens Improvement Works
Job Opportunities on Site
Local Students take a Tour of Luxborough
Plus much more!

Bringing you the latest news from Luxborough Tower Gardens



NEW SOCIAL HOMES

The council's planning committee has unanimously approved changes to the project which received planning consent in November 2020, which was originally providing 14 affordable intermediate rent homes.

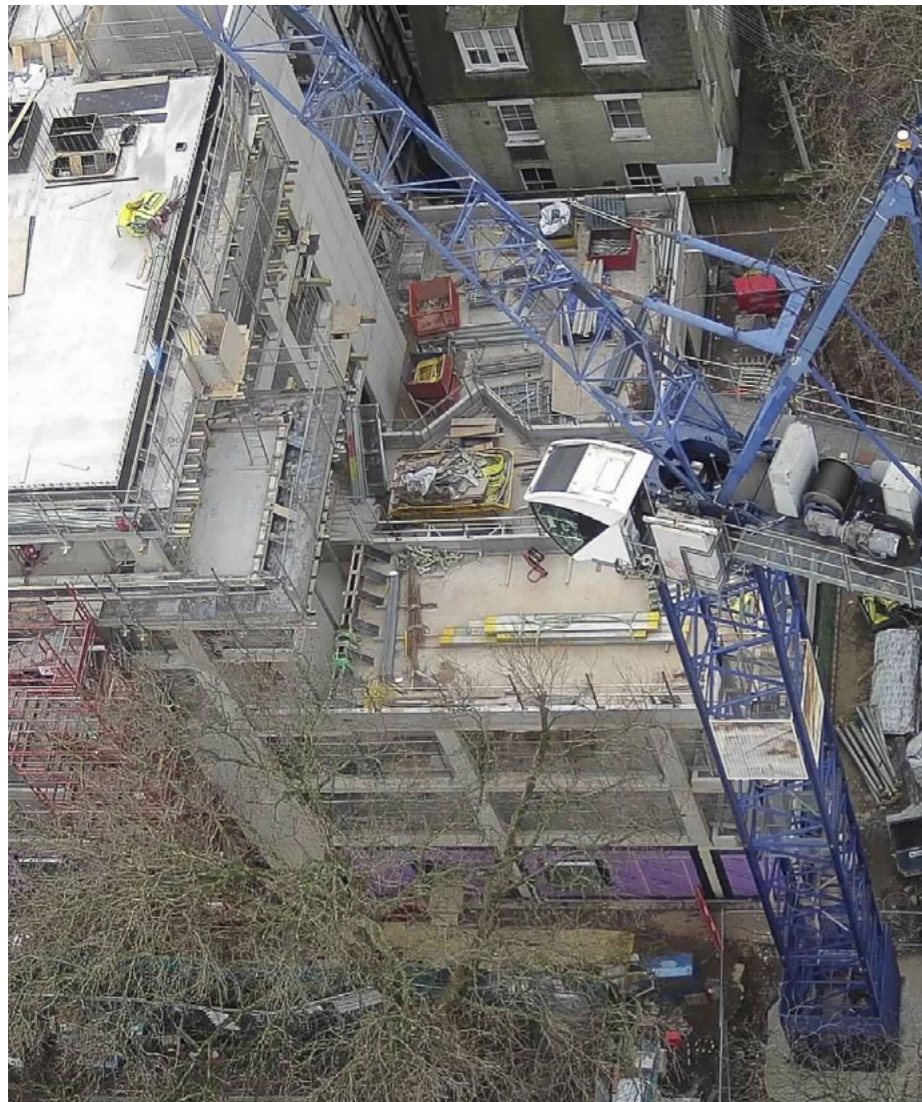
Under the new planning permissions, half of these flats will now be council homes for social rent with the smaller one-bedroom homes remaining for intermediate rent.

These changes will help to meet our commitment to deliver truly affordable housing for Westminster's communities. In addition to the new homes, the development will also include a new community facility, a new public space, and improvements to the public realm.

Luxborough House will have a low carbon footprint, utilising roof space for air sourced heat pumps and

solar panels. We are committed to ensuring that all developments are carried out in a responsible and sustainable way, delivering on our Fairer Westminster commitments. The approval of this application is a positive step forward for the development of Luxborough House and the surrounding area.

Cllr Matt Noble, Cabinet Member for Climate Action, Regeneration and Renters, said: "We are thrilled that the planning changes for the Luxborough House development have gone through. These thoughtfully designed flats not only deliver 100% affordable housing, but they contribute to a vibrant and inclusive environment for our community. We look forward to contributing to the continued growth and enhancement of this neighbourhood."



PROGRESS IS GOING WELL

The main build at Luxborough Street is moving at pace as we approach the completion of the project later in the year.

The new building has seen the structure reach Level 5, with the concrete pour to the verticals and roof level complete. As well as this, the lift shaft for Level 4 and 5 is complete, and the pour for the staircase has taken place.

As the building begins to take shape, so does the internal, with the stairs being installed up to and including Level 3. The first installation of windows has also been carried out to the ground floor flats. Over the coming months, construction will continue to the internal stairs and the final roof upstands throughout the building.

You can expect to see scaffolding being erected to the front elevation of the new building in the coming weeks as window installation for the remaining floors is carried out.

UPDATE ON LUXBOROUGH TOWER GARDENS IMPROVEMENT WORKS

Landscaping improvement works to Luxborough Tower Gardens are nearing completion with many of the big-ticket items being complete.

This includes the installation and commissioning of the new vehicle gate, which is now up and running.

The welfare cabins currently situated within the grounds of Luxborough Tower will be removed during the month of February. Our construction partner Wates relocate to the ground floor of the new building. Once the cabins are offsite, work will begin to make good the green area where they have been positioned for the last few years.

In the coming weeks, remaining benches and planters will be installed around the grounds,

as well as the new bike rack which will be available for residents to make use of.

Once the remaining work is carried out by Wates, items such as the pedestrian & vehicle gates will be handed over to Westminster City Council and Residents can raise any repairs, maintenance, or access issues via the usual method. We will confirm directly to Luxborough Tower residents once handover is completed.



JOB OPPORTUNITIES ON SITE



APPRENTICE ELECTRICIAN (ELECTROTECHNICAL LEVEL 3) WITH EAST ELECTRICAL SERVICES LTD

This role is 40 hours per week, working with an Electrical Contractor on New Build Flats and Communal Areas, whilst training as an Apprentice to qualify as an Electrician.

Criteria to apply: Must be from the Westminster area and have a high level of literacy and numerical understanding. Maths, English & Science GCSE of at least a Grade 6 and accepted onto the relevant Electrical course.

Rate of Pay: Apprentice minimum wage

Apply by submitting your CV to Kim McGinty
Kim.mcginty@wates.co.uk

Closing date: **12 February 2024**

APPRENTICE DECORATOR (LEVEL 2) WITH A&B GROUP

This role is Monday-Friday 8.30am-4.30pm. Apprentices will be working alongside our experienced decorators learning the trade from preparation to completion, this will also include their work being snagged, they will also gain site experience during this time. A&B are happy to welcome apprentices that are working towards Level 2.

Rate of Pay: London Living Wage

Apply by submitting your CV to Kim McGinty
Kim.mcginty@wates.co.uk

Closing date: **12 February 2024**



LOCAL STUDENTS TAKE A TOUR OF LUXBOROUGH

In December year 8 students from St Marylebone CE School were invited to the construction site at Luxborough Street.

Wates hosted the site visit which saw local students participate, gaining experience of the variety of work that happens across the project. The visit, which was delivered in partnership with the Construction Youth Trust focussed on displaying the wide range of jobs on offer within the built environment, and the many career paths that are available to women in construction.



BLACK ON BOARD PROGRAMME

A ccording to research conducted by De Montfort University, less than 1% of UK boardrooms have representation from people who identify as Black, Asian, Latin American or Arabic.

In response to this, we in partnership with Olmec, an award-winning social enterprise are introducing the Black on Board Programme that aims to encourage people from the Global Majority to apply for board positions, provides them with the necessary skills to join boards of organisations and bring about positive change in their local communities.

Applications close on 19 February. Find out more by visiting www.westminster.gov.uk/black-on-board



Have your say

HOW SHOULD WE ALLOCATE SOCIAL HOUSING IN WESTMINSTER?

Tell us your views

City of Westminster

LET US KNOW HOW YOU THINK WE SHOULD ALLOCATE HOUSING IN WESTMINSTER

We are currently reviewing our Housing Allocations Scheme, which affects how we prioritise people's needs.

We have held several engagement events in the last few months for residents to get involved and feedback on their experiences of housing in Westminster and now we want to hear from you. Click the link below and tell us your views before **Wednesday 28 February 2024** and you will be in with a chance of winning a supermarket voucher up to the value of £50!

You can access the survey in the following languages: Arabic, Bengali, Portuguese, Italian, or Spanish. We also have a language translation service available at all our drop-in sessions which you can find more details about by clicking the link below.

If you have any other questions or further requirements, please email us at: HousingNeedsEngagement@westminster.gov.uk

Find out more: allocationsscheme.commonplace.is

HAVE A QUERY ABOUT THE PROJECT? CONTACT THE TEAM

Website

www.westminster.gov.uk/housing-renewal/luxborough-street-development

Email

luxboroughdevelopment@westminster.gov.uk

Letters

Growth, Planning and Housing Development Team,
Level 13, 64 Victoria Street, London SW1E 6QP

If you have any queries or questions, be sure to contact your Resident Liaison Officer Sinead

By phone:
07999 407 318

By email:
sinead.king@wates.co.uk

