

# TOLLGATE GARDENS

## NEWS

BRINGING YOU THE LATEST NEWS FROM TOLLGATE GARDENS



## CONSTRUCTION BACK AT PACE AS TOLLGATE GARDENS NEARS COMPLETION

Welcome to the latest Tollgate Gardens newsletter, keeping you up to date with what's happening on your estate.

Construction work at Tollgate Gardens re-started earlier this summer after a plan was agreed with ENGIE to make sure the work can be conducted safely and in line with Covid guidelines.

Work has now picked up a pace and the new homes should be finished in the autumn. We are looking forward to welcoming returners back to the estate, as well as new residents.

Our Relocations Team will contact you with more information very soon about the timeline for moving into your new home.

### WORKS TO TOLLGATE HOUSE

The health and safety of our residents remains our absolute priority. That's why we are working with ENGIE to take all necessary precautions when working in Tollgate House:

- ▶ No work is taking place on the walkways or stairwells while social distancing rules are still in place.

- ▶ A clearly marked zone is in place to indicate where workers are allowed to be inside and around Tollgate House.
- ▶ Workers are using temporary a ramp which takes them directly into the new homes at the back of Tollgate House.
- ▶ There is a floor-to-ceiling hoarding installed inside the lobby, stopping any interaction between people working on your new entrance and residents coming into the lobby to use the lifts.

These restrictions will mean a delay to the completion of works to the public areas in Tollgate House. However, we are still working with Clarion and ENGIE to ensure the works complete this year.

A full programme with a completion date for works to Tollgate House is being developed and we will be in touch when this is finalised.

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### WESTMINSTER CONNECTS

Westminster Connects helps vulnerable people across the City.

Phone  
020 7641 1222

Email  
westminsterconnects@westminster.gov.uk

Website  
westminster.gov.uk/coronavirus

# CABINET MEMBER CLLR MELVYN CAPLAN VISITS TOLLGATE GARDENS ON HIS TOUR

Councillor Melvyn Caplan, Deputy Leader and Cabinet Member for Finance, Property and Regeneration, has been on a tour of some of Westminster City Council's construction sites, including Tollgate Gardens, to see how contractors are working safely to deliver much-needed affordable homes.

Below is a map showing the journey Councillor Caplan has taken through Westminster.



Councillor Caplan (second from the left) visits Tollgate Gardens

## YOUR COMMUNITY CENTRE

The council is carrying out risk assessments to ensure that the community centre will be safe to use in line with evolving Government health guidance.

People who want to use the space may be able to do so over the coming weeks.

Please call **0207 245 2861** or email **spaceforhire@westminster.gov.uk** to enquire about reserving a booking or to get another immediate update.

The space will reopen slowly and safely. We'll be in touch with further updates.



## YOUR QUESTIONS ANSWERED



**How are you ensuring residents remain safe with the construction works getting up and running again?**

The safety of residents is our highest priority. ENGIE have set up a system on site to enable construction staff to work safely together and separately from residents. Workers will use a separate route into Tollgate House and the lobby area is hoarded floor-to-ceiling to ensure social distancing is always observed.



**How disruptive will the works be over the coming weeks?**

We're not expecting the works to be particularly disruptive, as works will mostly take place inside the new flats. You may notice some construction noise as the new flats within Tollgate House are completed, and the entrance works will also take place behind a new hoarding to keep workers separate from residents using the lifts. Please feel free to contact **Dave Thomson**, Engie's Site Manager on **07970205420** if you have any concerns or questions about noise or construction works.



**What happens after ENGIE leaves if there are problems with the works? What will you do to resolve it?**

We expect a high quality finish to the works. Initially, any defects are covered by the 'Defects Liability Period' which covers the first year after the works are completed. During this period, ENGIE will return to address any problems. After this, the works are covered by various warranties and guarantees.



**Will the green space directly outside of Tollgate House be accessible to the wider public?**

We can confirm that the green space in front of Tollgate will not be publicly accessible. All entry points will require a resident fob and there will be no direct access from the street. You'll see the gates installed in the coming weeks and the gate adjacent to the Tollgate House entrance will be used by Westminster Housing for managing bins.



**What is the progress on finishing the entrance ramp at the front entrance of Tollgate Gardens estate?**

We've requested that handrails are installed to the ramped area. They will be built soon.



## NEW TEAM MEMBERS

We are sad to say goodbye to Kahlil Bowerman, who has been an Engagement Officer for the Tollgate Gardens project for the past two years. Luckily, Kahlil is staying with the council and has moved to the Ebury Bridge Renewal project in early July.

Kahlil said: "I have massively enjoyed my time working on the Tollgate Gardens project, especially connecting with people in Tollgate House and learning about their experiences. They are proud and remarkable residents that never fail to make me smile."



Kashif is excited to join

As Kahlil departs, Kashif Taher will be joining Rachel on the team from the Ebury Bridge project where he engaged local people for the redevelopment of that estate. Before this he worked on major regeneration sites across the country. Kashif said: "I'm really excited to get going on the project. I look forward to meeting you over the coming weeks and months, and ensuring residents remain at the heart of our thinking."

We are also happy to welcome new Site Manager Dave Thomson and Operations Manager Moustafa Houssein from ENGIE. They bring a wealth of experience in finishing construction works, with high quality standards while minimising disruption.

## CONTACT US

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We recommend emailing the council to receive a quicker reply, as many staff are working remotely.

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## REGISTER YOUR INTEREST FOR A NEW INTERMEDIATE HOME AT TOLLGATE GARDENS

As part of the Tollgate regeneration, there are seven new homes for intermediate rent still available on the estate. These homes are available at discounted rent, for those who live and work in the area but cannot afford to rent at market rate. For example, if you have a grown up child in employment who is living at home because they cannot afford to move out, they may be eligible for an intermediate home. Tollgate House residents, returners or those living in the NW6 postcode will be given priority for these homes.

Call **0800 783 4849** or email **info@homeownershipwestminster.co.uk** if you think you may be eligible and wish to register your interest.

## AUTUMN RESIDENTS' MEETING

We are looking forward to meeting with you again in the Autumn. We will get in touch with you again nearer to the time to let you know how you can get involved. Please feel free to get in touch with Kash or Rachel on **079 7162 6086** if you'd like to chat about anything. This is likely to take place online if the event can't safely be held in person.



## FEEDBACK

What would you like to hear more about? We would love to hear your feedback and welcome suggestions for future newsletters. Please get in touch.

