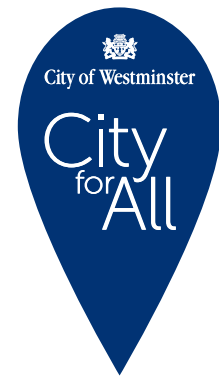


# TOLLGATE GARDENS

## NEWS

BRINGING YOU THE LATEST NEWS FROM TOLLGATE GARDENS



View of Tollgate House from Kilburn High Road

## WHAT'S COMING UP AT TOLLGATE GARDENS

Welcome back to Tollgate Gardens News, keeping you up to date with what's happening on the estate and in the surrounding neighbourhood. This edition gives you an update on how the regeneration is progressing and what you can expect in the coming months.

British summertime is well underway and while everybody is out enjoying the sun (and sometimes the rain!), the works to Tollgate Gardens are moving forwards. Walking past, at a glance, you can see the brand-new community centre and entrance to Tollgate House almost ready for the new Tollgate Gardens community. Clarion have advised us that the redevelopment will be completed later this year.

Here is what you can expect to see in the coming months:

- ▶ New entrance steps and ramp
- ▶ Foundation laid for landscaping in the middle of the estate
- ▶ New entrance lobby works to begin
- ▶ Internal fit-out of the brand-new community centre

In the final phase of the project, we will be in touch more regularly, as we want to keep you up to date with everything you need to know. For more information, or if you have any queries, come along to our next coffee and Q&A session on 12 August where we are happy to talk all things Tollgate Gardens!

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### DATES FOR YOUR DIARY

**Our next Residents' Meeting**  
**Thursday 19 September**  
**7 - 8.30pm**  
Kilburn Library Centre  
12 - 22 Kilburn High Road  
Kilburn, London  
NW6 5UH

**Next coffee and Q&A session**  
**Monday 12 August**  
**6 - 7pm**  
Maitrise Hotel  
53 - 59 Kilburn High Road  
North Maida Vale, London, NW6 5SB



## A DAY IN THE LIFE OF SOPHIE FROM ENGIE

**M**y name is Sophie Kettle, I am 19 years old and I am an Assistant Site Manager working on the Tollgate Gardens project. I work on site with the 'Externals Team' – we monitor progression of brickwork, scaffolding, windows, cladding, groundworks, landscaping and anything else you see that is not inside the building!

I arrive on site for 7.30am, usually armed with a coffee! I then carry out the inductions for all the new operatives that are carrying out works on site for the first time, including a general health and safety briefing and any site specifics they need to be made aware of to ensure everyone is kept safe.

The highlight of working at Tollgate so far has got to be taking down the final lift of scaffold on the biggest block of flats. This allowed everyone to see the project really coming together, boosting the team on site to continue working hard to get the new estate built.

A personal highlight at this job was also winning the Trainee of The Year award. It was a great feeling for my hard work to be recognised and made me even more excited for my career in construction!



## KITTING OUT YOUR NEW COMMUNITY CENTRE

We are pleased to let you know that your community centre is taking shape, with the internal 'fit out' due to commence very soon. The centre will feature a good sized hall for a range of activities you may wish to take part in, with a great quality, hard-wearing floor to withstand all the dancing, sport and socialising you can put it through! The centre will also provide you with a fully equipped kitchen to ensure your community events and booked parties are feasts to remember.

We look forward to inviting you into this special local facility, which will be at the heart of community life in Tollgate Gardens. Watch this space for further information about the opening of the centre, the programme of activities and how to book the hall.



## PUTTING THE "GARDENS" IN TOLLGATE GARDENS

**G**reen spaces will play a huge part in the look and feel of Tollgate Gardens and we know how important they are to your experience of living here.

Convenience and safety are crucial which is why all walkways through Tollgate Gardens will be well-lit and accessible from every block.

As you can see in the design, the gardens include large open spaces and smaller, intimate areas, all surrounded by trees, shrubs and ornamental planting. The designated play areas are also surrounded by trees.

### TABLE TENNIS AT TOLLGATE

If you've got a competitive streak, why not put it to good use at the brand new table tennis tables? Residents can have their very own competitions at the new turfed area.

### NEW TREES TAKE ROOT

Trees play a part not only in the fabulous landscaping across the estate, but also in cleaning our air and supporting the council to make our city a cleaner, greener place for all our residents. That is why we are planting dozens of new trees at Tollgate Gardens.

We will be planting 53 new trees - combined with the existing trees on the estate, there will be a total of 66. This is 24 more than Tollgate had before and will make the estate a greener, cleaner and more pleasant place for you and your families.

### KEEP AN EYE ON THE SKIES, TOLLGATE

As we are tucking ourselves in bed to catch forty winks, our newest neighbours are just starting their day. Here at Tollgate Gardens, we welcome biodiversity with open arms and that includes making a new home for our most elegant, twilight inhabitant: the bat.

We are a way away from housing Tollgate's own Batman but our brand-new bat-boxes, located across the site, are a great start! As with our beehive bricks for our buzzing, honey-making pals, these boxes seek to offer local wildlife a home. Bats help control night time flying insect numbers and are effective pollinators.

Join us in welcoming our nocturnal friends to Tollgate Gardens!

## YOU SAID, WE DID

The table below shares recent queries you have raised and how we have responded to them:

You said	We did
There is bird excrement on the glass balustrades.	We are currently in the process of installing spikes on top of Tollgate House, to stop birds sitting on the edge and fouling the balcony frontages. Please also refrain from feeding the birds as this encourages them to nest.
We want more regular updates on construction works.	ENGIE have committed to providing regular site updates on construction works happening at Tollgate Gardens. This update will be placed on the notice board in Tollgate House every other week.
We have asked for a visit from the Cabinet Member for a walk-around of Tollgate House to inspect the works.	Councillor Robathan, Cabinet Member for Regeneration, has committed to visit Tollgate House. The visit will take place when the works are completed, but before the council accepts handover to ensure all issues can be identified and addressed. Clarion are advising that the works to Tollgate House won't be completed until later this year. We will be writing to you shortly with an update on the timeline to completion. Westminster will not accept handover of any works until we are completely confident everything is of a high standard as well as completely safe.
We want the resident meeting minutes distributed along with actions to show how they are progressing.	Minutes of each residents' meeting will be circulated via post. At the request of some residents at the last meeting, we will also post actions with an update on progress up on notice boards at Tollgate House the week prior to the next meeting so you can see how we are responding to your questions and concerns.
Street lighting and lighting along the temporary entrance keeps going out.	The street lighting outage on Kilburn High Road and along the temporary entrance was reported and now they are back on. Apologies for any inconvenience caused by this technical issue. If there are future outages, contact the Westminster City Council Environmental Action Line on <b>020 7641 2000</b> .
The living roof doesn't look green and there are too many seagulls nesting there.	We have spoken with a specialist organisation about the living roof in order to confirm that it is working as it should be. They have confirmed that the roof looks healthy for the time of year, noting that a living roof is not designed or expected to be green all year round as this is dependent on the weather.  The living roof will change with the seasons and is designed to bring biodiversity to the city, as well as filter air to improve air quality for residents. Please be assured that it is perfectly natural for birds (including our seaside friend the seagull) to be inhabiting the roof. The birds feed on insects and grubs, that in turn feed on dead decomposing material. Tollgate is bearing witness to the full circle of life!

## YOUR QUESTIONS ANSWERED

### How do I apply for a parking permit?

When registration opens, residents will be able to register with the Tollgate Gardens management company, Rendall & Rittner, to purchase an annual permit for an on-site underground car-parking space for £200. There are 99 car parking spaces, and parking permits will be allocated on a first come, first served basis.

### There are currently lots of empty spaces on the estate, what is planned for these spaces?

While landscaping works are progressing, there may still be areas on Tollgate Gardens that look bare. If you want to find out more about what's on the horizon for green spaces at Tollgate Gardens, head to page 3 for our full landscaping plans.

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