

The Gascoigne Gazette

WINTER 2021 | EDITION 7



Santa gets stuck down chimney

Welcome to The Gascoigne Gazette – a regular newsletter for residents living in and around the Gascoigne area of Barking. We aim to keep you updated, entertained and informed about our plans to build a better Gascoigne.

Inside this newsletter you will find:

- ✓ Latest news about developments in and around the neighbourhood including plans for the latest phases
- ✓ What's happening and where
- ✓ How you can get involved

Father Christmas's expanding waistline, due to his long layoff in Lapland, has resulted in him getting stuck down the chimney on one of the four newly built blocks in the neighbourhood.

But help was on hand from Councillor Saima Ashraf, Deputy Leader at Barking and Dagenham Council, Steve Kitchen from Willmott Dixon and Dubravka Polic of Be First, who struggled to free stuck Santa while at a topping out ceremony of the blocks (Shuckford Court, Flemming Court, Leleu Court and Mather Court) which, once completed, will see 159 new quality and affordable homes for local people. For more details go to [befirst.london/a-minor-miracle-on-ketch-street](https://www.befirst.london/a-minor-miracle-on-ketch-street)

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BeFirst

Estate updates

Construction information and meet the team!



Councillors' column Our future for Gascoigne

By the time you get this special winter edition of the Gascoigne Gazette, we suspect it really will be beginning to look like Christmas for you!

Judging by our front cover Santa has started early by visiting the Gascoigne. No doubt he wanted to come and see how one of London's most pioneering redevelopments is coming on.

Things are really moving on fast and we expect hundreds of new homes to be completed in the New Year despite the challenges of Covid, Brexit and supply chain issues.

In this edition you will read about the neighbourhood getting a new park on Dovehouse Mead.

These are exciting times for our neighbourhood and we have much to look forward to. But for now, we want to wish you all a very merry Christmas and a happy New Year!

Email your councillors for more information; dominic.twomey@lbbd.gov.uk, saima.ashraf@lbbd.gov.uk, abdul.gafooraziz@lbbd.gov.uk.



Meet Aaron

Aaron Pearson is the Senior Operations Manager for Willmott Dixon.



Throughout the Autumn months, progress on Gascoigne East has continued at pace. The most advanced homes are within Arbor Court which are starting to be decorated, carpets laid, and heating systems switched on.

At Fleming Court, Shuckford Court, Leleu Court and Mather Court we are currently at the roof level which is our 10th floor. We have recently started the internal walls and brickwork on these 159 new homes.

Work is progressing well on Cutter Court, Fifeshire Court, Forge Court and Whannel Court, which will provide 215 new homes and seven commercial or retail spaces. Building work will start soon on Palomar Court which will bring the total number of homes under construction up to 434. To contact Aaron call **07967 792418** or email Aaron.Pearson@willmottdixon.co.uk

The Team

BeFirst

Be First Regeneration Team

Be First is a pioneering, independent regeneration organisation, wholly-owned by Barking and Dagenham Council. Be First is managing the redevelopment of the estate and we work with residents to draw up plans for the new homes, public spaces and facilities.

My Place

My Place is the council's housing management service. They are your go-to team for all your needs as a resident.

If you have issues with your home such as repairs or anti-social behaviour, contact your Landlord Services Co-ordinators, Christopher Loney on **020 8227 3077**, mobile **07812 999523**, or email christopher.loney@lbbd.gov.uk, or Manelva Honeygan-Green on **020 8724 5857**, or email manelva.honeygan-green@lbbd.gov.uk

Reside

If you are a resident in one of the Reside Weavers Quarter blocks your management contacts are all detailed on the notice boards in the lobby of your block.

Meet Sean

Sean Cushing is the Project Manager for Wates Residential at Gascoigne West.



Heading towards the festive season, the site alongside Abbey Road is now entering its final stages and remains on track for completion next April.

We have been working on the outside of the blocks and landscaping, with trees being planted in the New Year. More balconies are being added, and the remaining scaffolding and crane will be coming down by the end of December, so more of the 201 much-needed homes will be revealed.

We have also started work on building 386 homes for local people on the west side of the Gascoigne neighbourhood. These are scheduled to be completed in March 2024. To contact Sean call **07770 480981** or email Sean.Cushing@wates.co.uk

Big steps forward

Updates from Be First



More park life



Artists' impression

Residents will be able to enjoy a new park next year thanks to a project involving local students at Greatfields School.

The park will transform the 'castle' play area on Dovehouse Mead that has been unsafe and fenced off for years.

New designs from architects HTA Design have been unveiled following a series of design workshops with 20 Year 10 students from the school. The workshops included site visits, ideas generation, an introduction to circular economy and what can be recycled from the demolition of sites, design development, costing up plans and finalising priorities to accommodate all residents of Gascoigne to create an inclusive space.

Crystal Sterling, Assistant Head Teacher at Greatfields, said: "Our students thoroughly enjoyed the experience and the opportunities to meet and work on various different parts of a construction project. The students are so proud of what they designed and are thrilled that their hard work and ideas will be injected back into their local community."

Jennie Coombs, Head of Affordable Housing at Be First, said: "The project has been important to us to ensure that young people are part of the changes that are happening in their neighbourhood and to ensure that we are creating spaces they want to see and be in."

Builders Wilmott Dixon are now programming works to build the new park which is scheduled to be finished in Spring next year.



Sadia – our hidden hero

This award is for the residents

Sadia Ur-Rehman, Community Engagement Lead at Be First, has won the prestigious New London Awards' Hidden Hero prize for her 'tireless' work on the Phoenix Park project.

The citation for the prize reads that without Sadia's humble approach and passion for engaging residents, the pocket park would not have been built.

Sadia said: "I am absolutely delighted to receive this award. The success of the park has been a team effort and I want to pay due to the commitment, input and passion from local residents including the Gascoigne Residents Forum who have co-created this park. This award is for them."

Council to decide on hundreds more homes next year

Plans to build 446 homes, a new community centre, playgrounds and tree-lined streets and courtyards have been submitted to the Council for a final decision next year.

The new homes in the Coverdales and Ripple Road areas of the Gascoigne feature one to four-bedroom homes and family-friendly town houses with rents as low as £168 a week.

The new plans include a new greenway and garden courtyards. The new community centre at the corner of St Pauls Road and Ripple Road will host a range of services and also feature a roof terrace and viewing platform.

To view the planning documents yourcall.befirst.london/gascoigne

Get involved

What you need to know



Gascoigne Residents' Forum



For our latest interview with members of the Gascoigne Residents' Forum (GRF), we spoke to Ekaterina Kalvacheva.

Q. Why did you join the Gascoigne Residents' Forum?

A. As a resident I wanted to take this opportunity to share my voice, thoughts and ideas about how the area can be improved and how dislikes can be turned into likes. I wanted to get involved in something positive for my local area.

Q. What is it like being part of the GRF?

A. Socialising, debating, discussing and sharing different ideas with the diverse group that we are. The meetings are a safe space for us to express our opinions and be part of the changes that are happening in our neighbourhood.

Q. What impact has the GRF made to the local Gascoigne community?

A. We co-designed Phoenix Park and then helped to organise its launch party. The park is now a great space for the local community to meet, play and grow in. We also got involved in the co-design process for the new community centre.

Q. What impact has the GRF made to you?

A. The GRF has made me more aware of what's happening in the area, I've learnt new things, and gained knowledge in different fields for example placemaking, estate renewal, and what is involved in the design process.

If you'd like to find out more about the Gascoigne Residents' Forum please visit: yourcall.befirst.london/gascoigne-residents-forum

Capturing moments in time

Pupils at Gascoigne Primary School have an extra special task to complete over the festive season to help create content for a new time capsule that contractors Wates will bury on the estate on 25 January 2022.

The children will be collecting and producing pieces of art, poems, photographs and memories about why they love the area where they live and what hopes they have for the future.

Wates will also be working with local residents who've lived in the area for many years, making sure their memories are captured for future generations.

If you have any interesting historical objects or memories you'd like to share, please get in touch with Tessa.Dugmore@wates.co.uk or Samantha.Nakirya@wates.co.uk

Budding Brunels

Contractor Willmott Dixon has been working with Construction Youth Trust on a programme to encourage students from the borough to take up careers in the construction industry.

The programme, 'Budding Brunels', involved 21 students from local schools and colleges taking part in personal branding workshops, presentation preparation, mock interviews, CV advice and guidance.

Natalie Sidey, Social Value Manager at Willmott Dixon said: "We were really impressed with the students' enthusiasm and hard work, so much so we will be looking to offer them work experience. We look forward to following their journeys."

What's happening in your area?

What's happening in Gascoigne West

All three phases of development on this side of the area are now ready for development or have construction underway.

Building work on Phase 1 is well underway – 201 new homes with rents from £137 per week. We'll be planting more trees and improving the public spaces. Phoenix Park the community co-designed pop up park is open and being enjoyed by local residents.

And building work on phase 2 has also started which will deliver 386 new homes for local people. Work is due to be completed in March 2024.

Weavers Quarter

PHASE 1 - completed



100% affordable homes



381 homes



Shared courtyard

This phase of redevelopment was completed in March 2019 and all the homes are now occupied. The Gascoigne Community Centre has now moved to its temporary home in the unit under Lariat Court until its permanent home in Phase 2 is completed.

Phase 2 East construction

PHASE 2 - construction



65% affordable homes

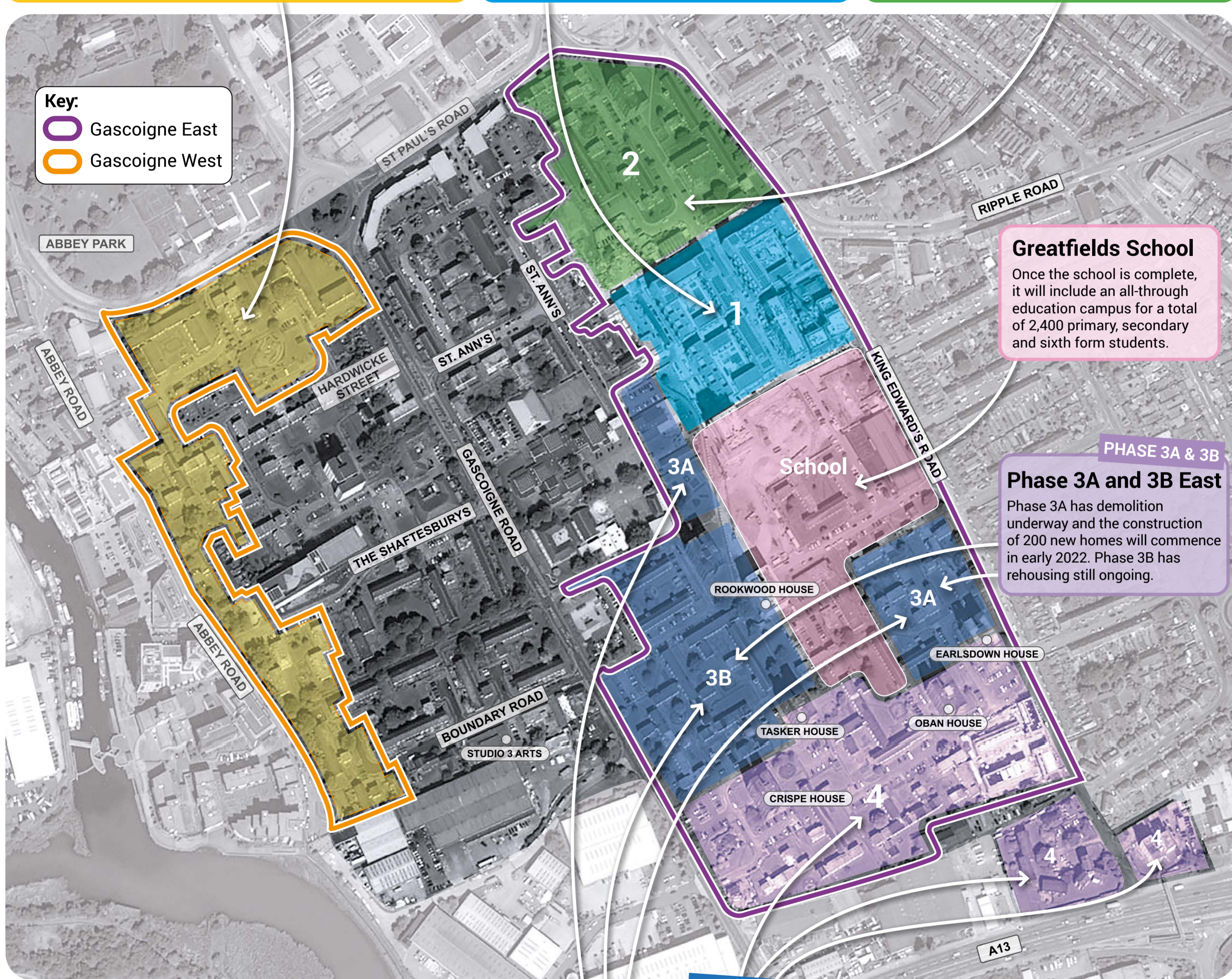


526 homes



new public park

Demolition has been completed. Construction is underway on the first homes and further phases will start over the next year. The first homes will be ready in autumn 2022.



Greatfields School

Once the school is complete, it will include an all-through education campus for a total of 2,400 primary, secondary and sixth form students.

PHASE 3A & 3B

Phase 3A and 3B East

Phase 3A has demolition underway and the construction of 200 new homes will commence in early 2022. Phase 3B has rehousing still ongoing.

Moving home

Residents are still moving from Phase 3B and this will continue till mid 2022. If you live in this phase you should have been contacted by a Be First Rehousing Co-ordinator to assist with your move.

Phase 4 is a large phase that will be handled block by block. The first blocks in phase 4 to be rehoused will be Earlsdown and Oban House and this will commence in December 2021. If you live in these blocks a Rehousing Co-ordinator will contact you in due course.

Contact for Leaseholders

If you are a leaseholder and have questions relating to your home visit or buyback process, please contact:
Leaseholder & Decant Manager: Florence Olaniyan,
email florence.olaniyan@befirst.london

Gascoigne East contact

Rehousing Co-ordinator: Peterson Hinds,
email peterson.hinds@befirst.london for Phases 3A and 3B East

Rehousing Co-ordinator Abi Adeniyi,
email oluwaseun.adeniyi@befirst.london for Earlsdown and Oban House from December 2021

If you have any other questions or general enquiries about the redevelopment on Gascoigne East please contact:
Dubravka Polic, email dubravka.polic@befirst.london on Phases 2 and 3A and Adewole.Ademolake@befirst.london on Phases 3B and 4

If you have any other questions or general enquiries about the redevelopment on Gascoigne West, please email Adewole.Ademolake@befirst.london

Schedule of home visits by our rehousing team

| | PHASE | ADDRESSES | START DATES | PHASE | ADDRESSES | START DATES |
|----------------|-------|---|---|----------------|-----------|---|
| GASCOIGNE WEST | 1 | 1-16 The Shaftesburys 94-117 The Clarksons | All tenants moved and demolition completed. Development under construction. | GASCOIGNE EAST | 3A | 1-122 St Mary's 96-134 Wheelers Cross |
| | 2 | 2-55 Linsdell Road 28-63 Hardwicke Street | Demolition underway and development under construction | | 3B | Anderson House 2-83 The Coverdales 2-61 Devehouse Mead |
| | 3 | 105-135 Abbey Road 55-87 Tomlins Orchard | Demolition in progress followed by construction on site | | 4 | Fiske Court, Earlsdown House, Crispe House, Oban House, Tasker House, 2-94 Wheelers Cross, 61-111 Dovehouse Mead, Longreach Court |
| | | | | | | Phase 4 Decant will commence in December 2021 with Earlsdown and Oban House, other blocks will follow at dates to be advised |