

# The Gascoigne Gazette



SPRING 2023 | EDITION 10



## Wates Residential appointed to build 334 new mixed-tenure homes in Barking

**W**elcome 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
- ✓ Details of a public consultation for Gascoigne Road.

Leading developer, Wates Residential, who you already know from building the west side of Gascoigne neighbourhood, has been appointed by Be First to create 334 new homes as part of the Gascoigne Estate urban regeneration scheme on the East side of the development.

The £142m Gascoigne East Phase B3 scheme will provide 277 apartments, 46 houses and 11 maisonettes as well as new public spaces connecting pedestrian and public transport links, centred around a Garden Square at the east of the site, as well as delivering £30m in social value to the area.

The new mixed-tenure homes will be provided at Market Rent, Affordable Rent, and London Affordable Rent.

Part of Wates Group, one of the UK's leading construction, property services and residential development companies, Wates Residential will start construction in June 2023, with the homes due for completion in early 2026.

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**BeFirst**

# Estate updates

Construction information and meet the team!



## Councillors' column Our future for Gascoigne

It's officially springtime, and as we all look forward to some warmer weather and lighter evenings, we have lots of progress to report on the east side of the Gascoigne neighbourhood. We have now appointed Wates to complete the £142m Gascoigne East Phase B3 scheme, read on for more details of what this development will bring to the area. Further progress on the east side includes the near completion of our eight most sustainable homes in Gascoigne. These properties are also substantially better ventilated than older housing stock, greatly reducing the risk of damp and mould developing. You can also find out how Willmott Dixon, our main contractors on the east side, have been mentoring pupils at a school in Dagenham.

If you want to get more involved in what we cover in the Gascoigne Gazette, then now is your chance! You can find details in our 'Get involved' section and also read the latest interview with a member of the Gascoigne Residents Forum. We hope you enjoy this edition and wish you a happy and safe springtime. Email your councillors for more information; [dominic.twomey@lbbd.gov.uk](mailto:dominic.twomey@lbbd.gov.uk), [alison.cormack@lbbd.gov.uk](mailto:alison.cormack@lbbd.gov.uk), [jack.shaw@lbbd.gov.uk](mailto:jack.shaw@lbbd.gov.uk).



Councillor  
Dominic Twomey



Councillor  
Alison Cormack



Councillor  
Jack Shaw

## Meet Ben

**Ben Cachia** is the Project Director for Wates Residential at Gascoigne West.

As the project passes the halfway construction point, another successful period for GWP2 with cladding now fully installed to three out of the five tower blocks and two of our tower cranes now dismantled as planned. Internal fitout ongoing with apartments to lower levels of the towers scheduled to be fully complete within the coming month. The 31 townhouses all now under construction and fully visible above the perimeter site hoarding as finished brick work and roof works progresses. Another milestone is the substructure and ground floor slab being completed for the highly anticipated Residents/Community hub.

The Social Value team have had a great start to the year, very busy supporting local schools and colleges, delivering construction workshops and attending a careers fair, whilst hosting several work experience placements. We are committed to support those who want to start a career in construction, giving them the opportunity to work with our professionals. We are pleased to share that we have installed our children's book donation box into our hoardings and welcome some book donations, whilst we still run our weekly resident bingo in our canteen.

To contact Ben call **07835 600039** or email [Ben.Cachia@wates.co.uk](mailto:Ben.Cachia@wates.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**, phone **020 8227 3077**, mobile **07812 999523**, or email [christopher.loney@lbbd.gov.uk](mailto:christopher.loney@lbbd.gov.uk).

**Manelva Honeygan-Green**, phone **020 8724 5857**, or email [manelva.honeygan-green@lbbd.gov.uk](mailto: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. Email [enquiries@bdreside.co.uk](mailto:enquiries@bdreside.co.uk)

## Meet Aaron

**Aaron Pearson** is Project Director at Willmott Dixon.



Currently at Gascoigne East we have completed the construction of another 159 homes for Herring, Shuckford, Mather and Leleu Courts and are concentrating on making these perfect ahead of handover. We are reaching the final elements of Sailor, Ewars Marsh, Cutter and Fifeshire Courts. Palomar Court (which consists of 8 homes) continues to deliver brilliant modern construction and our first air tests and Passivhaus inspections have since been concluded to an extremely high standard.

Moving south at Trilene Court, we are reaching the final stages of completing the external façade with brickwork due to be completed in March, and the scaffold dismantle commencing to unveil the building in all its glory. On Snell Court, we have had a very productive period, with the groundworks stage concluding and the commencement of the frame.

To contact Aaron call **07967 792418** or email [Aaron.Pearson@willmott Dixon.co.uk](mailto:Aaron.Pearson@willmott Dixon.co.uk)

# Big steps forward

Updates from Be First



## Eight new sustainable homes near completion in Gascoigne East



Be First, is helping residents reduce energy bills by building eight, sustainable and affordable homes at Palomar Court in Gascoigne neighbourhood in Barking, east London, using Willmott Dixon's innovative Collida housing solution.

December last year, saw the 'topping out' of the new homes in Palomar Court. All homes in the block are built to the leading international design standard 'Passivhaus', meaning that the properties deliver a high standard of comfort, health, and energy efficiency. Crucially, Passivhaus design creates warmer homes that are cheaper to heat, helping residents reduce their energy bills and carbon emissions. Using modern methods of construction, the units were built off site and brought in meaning they were produced 50% faster and created less waste. The properties are also substantially better ventilated than older housing stock, greatly reducing the risk of damp and mould developing.

In keeping with Be First's commitment to prioritising community driven regeneration, four of the eight Passivhaus homes will be marketed at London Affordable Rent, and the remaining four homes will be rented at the cheaper Affordable Rent levels. The new homes add to the 526 homes already being delivered by Be First on the eastern side of the Gascoigne neighbourhood.

## Willmott Dixon mentor year nine pupils at Dagenham Park School

Willmott Dixon (the Contractor working on Gascoigne East) has been working with some students from Dagenham Park school, over the last year, after some year nine students were selected to take part in a mentoring scheme by their school's Inclusion Manager. This scheme will help them build self-confidence and new skills which can help them in their future careers.

Willmott Dixon's Social Value Manager, Natalie Sidey, along with some of the site team, who are based on the Wheelers Court project on the east side of Gascoigne Estate, have been engaging with the students every two months, running workshops and hosting site visits.

Most recently the students spent a week with the team on work experience, giving them the

opportunity to see the life of a build manager. They got a chance to be hands on with some bricklaying. They even carved their names into the bricks and so now Wheeler's Court will now permanently have a brick with each of their name's inscribed on it. They also took the opportunity to work with supply chain partners to learn about the various trades involved in the project.

Tobias, one of the year nine students, said: "I just wanted to say thank you for the opportunity to work at Willmott Dixon for a week. I really enjoyed working there and enjoyed everyone's company and help. They were all so nice and welcoming to me. Also, it is a very delicate and precise job and everyone working there is putting all their time into making sure this is a great building."



Zack, a year nine student at Dagenham Park School. Trying out bricklaying on Wheeler's Court in the Gascoigne Neighbourhood.



# Get involved

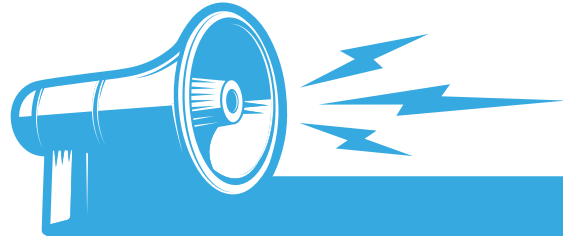
What you need to know

## Calling all Gascoigne Residents: Your Voice Matters!

**D**o you want your voice to be heard in your community? Then we want to hear from you. The Gascoigne Gazette is seeking residents to share their stories, events, and information about local businesses and organisations.

As a resident, you have unique insights and perspectives on the heart and soul of Gascoigne. We believe that your voice is valuable and deserves to be heard. By joining our effort, you'll be helping to shape the narrative of our community and ensuring that the stories that matter most to our residents are represented in the Gascoigne Gazette.

Please get in touch with us today and share your ideas, we're eager to hear from you. We will pick the best contributions and feature them in the Gascoigne Gazette.



Join us in this project to empower local voices and help make the Gascoigne Gazette a true reflection of all that makes Gascoigne special. We can't wait to hear from you.

You can reach us at [communities@BeFirst.London](mailto:communities@BeFirst.London)

## Gascoigne Residents' Forum interview



For this edition we talk to Ken Soko, a member of the Gascoigne Residents Forum who tells us how being part of GRF has empowered him to push for change across the Borough.



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

**A.** As a resident of Barking and Dagenham for over 14 years of which 11 of them have been on the Gascoigne, It meant that I would be able to share my knowledge of the area and help come up with plans that would benefit local resident as well as improve the area.

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

**A.** It's fun, educational, empowering and gives you a true meaning of community as it has people from all walks of life, a wide age range which brings in different views, ideas and perception which is both interesting and an eye opener.

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

**A.** The GRF has represented the

Gascoigne community in decision making which have and will directly and positively impact the community such as open spaces like Phoenix Park and the upcoming new community centre which will be the hub and gateway of the Gascoigne. These are just two projects of which the GRF co-designed.

**Q. What impact has the GRF made to you?**

**A.** The GRF helped me in knowing more people from across the Gascoigne who have now become friends. Outside the forum, I now spend time looking up other regeneration projects taking place in Barking and try to advocate for more change within the borough so that as residents we don't need to travel out of the boroughs for shopping, good restaurants etc.

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

# What's happening in your area?

## What's happening in Gascoigne West?

Phase 1 has now been completed, there are 201 new homes in this phase that are starting to be occupied. 386 new homes are under construction in Phase 2 due to complete in March 2024. The final 147 new homes in Phase 3 will be onsite soon. Phoenix Park, the community co-designed pop-up park, is open and being enjoyed by local residents.

## 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 - construction

## Phase 2 East construction



65% affordable homes

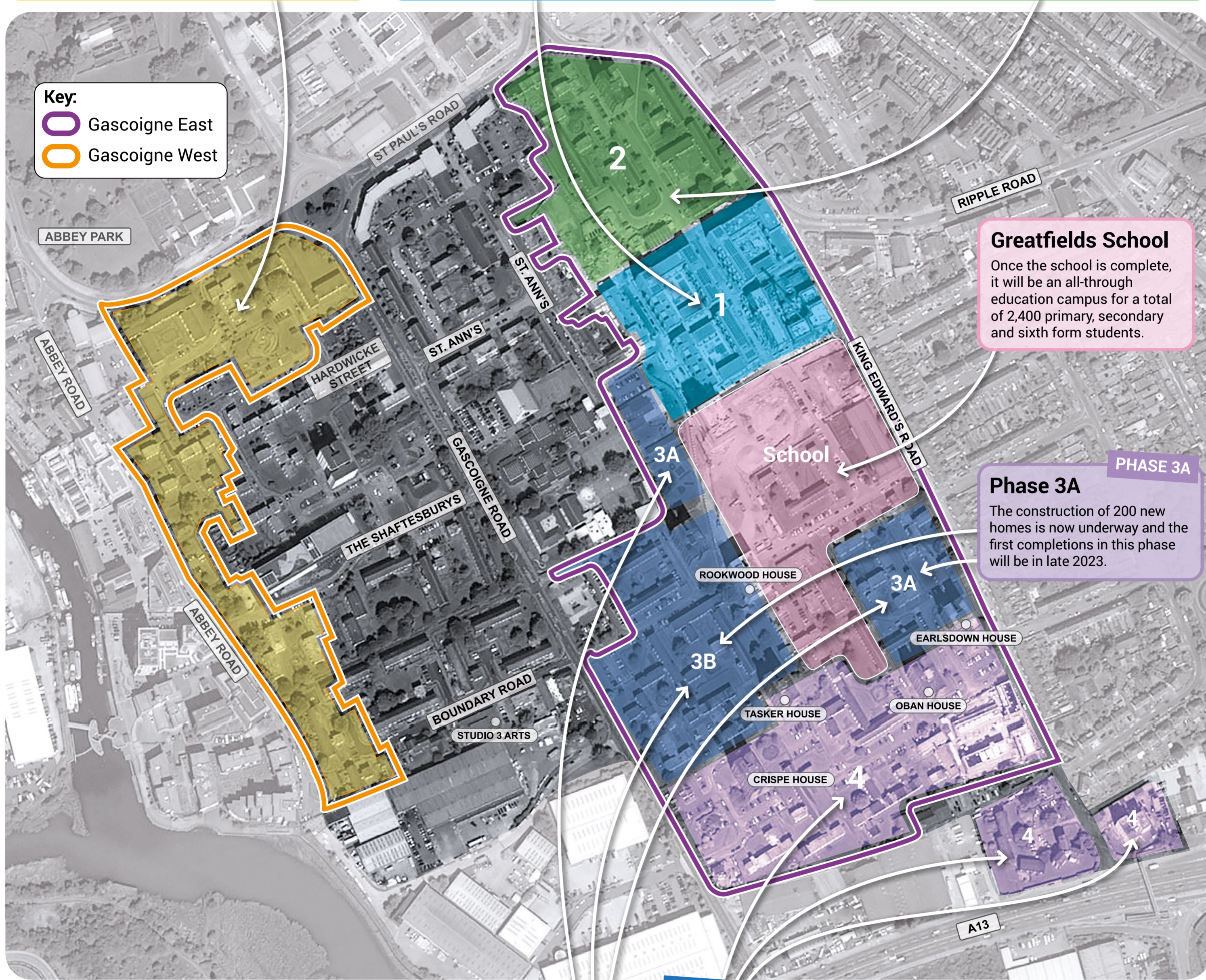


526 homes



new public park

The first 211 new homes in Phase 2 are now complete and starting to be occupied, further blocks are still under construction and will be completing over 2 years. Along side the new homes will be the delivery of a large landscaped public park. The first section of which will be opening shortly.



**Key:**  
 Gascoigne East  
 Gascoigne West

### Greatfields School

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

PHASE 3A

### Phase 3A

The construction of 200 new homes is now underway and the first completions in this phase will be in late 2023.

PHASE 3B & 4

## Phase 3B & 4 – moving home

The final few residents are still moving from Phase 3B and this phase of decanting is now nearing completion. 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. Decanting is underway but with priority being given to residents in 3b, Oban and Earlsdown Houses (high rise blocks) are the current focus in Phase 4. We appreciate that residents in this phase have been waiting a long time for decanting in this area to start and we would like to thank them for their patience.

## 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](mailto:florence.olaniyan@befirst.london)

## Gascoigne contacts

Rehousing Co-ordinator: Peterson Hinds, email [peterson.hinds@befirst.london](mailto:peterson.hinds@befirst.london) for Phase 3B East

Rehousing Co-ordinator Abi Adeniyi, email [oluwaseun.adeniyi@befirst.london](mailto:oluwaseun.adeniyi@befirst.london) for Phase 4

If you have any other questions or general enquiries about the redevelopment on Gascoigne East please contact: Dubravka Polic, email [dubravka.polic@befirst.london](mailto:dubravka.polic@befirst.london) on Phases 2 and 3A and [Ranvir.Bairwal@befirst.london](mailto:Ranvir.Bairwal@befirst.london) on Phases 3B and 4

If you have any other questions or general enquiries about the redevelopment on Gascoigne West, please email [Ranvir.Bairwal@befirst.london](mailto:Ranvir.Bairwal@befirst.london)

## Schedule of 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	Demolition is now complete, and construction is underway
	2	2-55 Linsdell Road 28-63 Hardwicke Street	All tenants moved and demolition completed. Development under construction.		3B	Anderson House 2-83 The Coverdales 2-61 Devehouse Mead	Final moves are ongoing and all tenants moved and demolition is underway
	3	105-135 Abbey Road 55-87 Tomlins Orchard	All tenants moved and demolition completed. Development under construction.		4	Fiske Court, Earlsdown House, Crispe House, Oban House, Tasker House, 2-94 Wheelers Cross, 61-111 Dovehouse Mead, 1 to 36 Longreach Court	Decanting has commenced but this is the largest phase in the programme so will take some time to complete. Leasehold buyback visits have also commenced starting with the 4 remaining high-rise blocks