

# The Gascoigne Gazette



SPRING 2022 | EDITION 8



## Pupils leave a piece of the present for tomorrow's generations

Adults pictured, left to right: Richard Puttnam (School Governor, Gascoigne Primary School), Cllr Dominic Twomey, Adrian Fennessy (Wates Residential), Cllr Saima Ashraf, Jennie Coombs (Be First), James Fox (Deputy Headteacher, Gascoigne Primary School), Sian Young (Wates Residential).

**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

A time capsule celebrating the past, present and future of the Gascoigne has been buried by pupils from Gascoigne Primary School as part of a project launched by builder, Wates Residential.

The capsule contains artwork, objects, photographs, letters, poems and audio recordings, from pupils and local residents from the neighbourhood.

Jade Davidson, teacher at Gascoigne Primary School, said: "The time capsule provides a wonderful opportunity for our pupils to share their aspirational ideas and vision about their ideal future for Barking. It leaves a piece of themselves in history and a mark for our future generations."

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**BeFirst**

# Estate updates

Construction information and meet the team!



## Councillors' column Our future for Gascoigne

Well, spring has sprung and I think we're all happy to see the end of winter. Spring is the season of optimism and rebirth and we can certainly see that in the redevelopment of the neighbourhood.

Next month we will see the completion of 250 homes, the first of over 2,100 for local people which will be delivered over the next few years. It's a real milestone on what will be one of London's landmark regeneration projects.

And, while we look forward to a new greener and more liveable neighbourhood for everyone, as can be seen by the great new plans for a leafier, safer Gascoigne Road, it's important to remember and respect the past. That's why it was great to be a part of the time capsule event involving pupils from Gascoigne Primary School. It sums up what making a better Gascoigne is all about – looking forward to a better tomorrow while honouring the past.

Email your councillors for more information; [dominic.twomey@lbbd.gov.uk](mailto:dominic.twomey@lbbd.gov.uk), [saima.ashraf@lbbd.gov.uk](mailto:saima.ashraf@lbbd.gov.uk), [abdul.gafooraziz@lbbd.gov.uk](mailto:abdul.gafooraziz@lbbd.gov.uk).



## Meet Aaron

**Aaron Pearson** is the Senior Operations Manager for Willmott Dixon.



Things are really moving at pace. Arbour Court is nearly finished and it will deliver the first 52 homes we are working on. Painting and landscaping are progressing well and we look forward to completing them next month. Work is progressing well on 159 homes on Fleming Court, Shuckford Court, Leleu Court and Mather Court and we expect to start the internal finishes in early March. The structural frame of Nonsuch Court, Fifeshire Court, Forge Court and Whennel Court which will feature 215 homes also continues to progress well.

Finally, building work of 124 new homes at Wheelers Cross is well underway with the structural frame soon starting to appear above the hoarding in the next couple of months.

To contact Aaron call **07967 792418** or email [Aaron.Pearson@willmottdixon.co.uk](mailto: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](mailto:christopher.loney@lbbd.gov.uk), or Manelva Honeygan-Green on **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.

## Meet Sean

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



After two years, we are fast approaching the completion of 201 homes along Abbey Road. It has been a pleasure to work on, and the local community has been very patient. The internal finishes are now being completed and outside we have been planting trees across the site. Everyone on the project team is looking forward to handing over these new homes and we hope the people moving in will enjoy their new community, which will benefit from the new road connection between Boundary Road and Abbey Road. Along St Pauls Road work on 386 new homes continues at pace with the cores of the buildings being constructed and becoming increasingly visible to passers-by.

To contact Sean call **07770 480981** or email [Sean.Cushing@wates.co.uk](mailto:Sean.Cushing@wates.co.uk)

# Big steps forward

Updates from Be First



## A leafy lane for Barking



New plans to transform a stretch of Gascoigne Road into a tree-lined walk way safe for pedestrians and cyclists have been unveiled.

The proposals aim to create better links between the east and western halves of Gascoigne.

Archie Bashford, Senior Landscape Architect at Be First, said: "We want to create a more harmonious use of a stretch of the road transforming it into a safer and more attractive environment for pedestrians and cyclists and especially children walking to school."

"We will listen to residents, schools, community facilities, businesses and people who use the road, identifying key concerns and work with local people to understand how we might make it a happier, healthier and safer place to be for all."

Come along and see our initial ideas for Gascoigne Road at our **public consultation on Wednesday 23 March, 2pm to 6pm** on Gascoigne Road, near the Orchard Health Centre. For more information go to: [yourcall.befirst.london/gascoigne-road](http://yourcall.befirst.london/gascoigne-road)

Please complete the questionnaire enclosed if you are not able to make the event/or access the website.



## Help us build a new park

As you will remember from the last edition of the Gascoigne Gazette, we delivered a series of design workshops with 20 Year 10 students from Greatfields School last year for a new pop-up park on Dovehouse Mead. Our contractors Willmott Dixon are now working hard on site to get this park ready for the Gascoigne community by the end of May.

We will be running a series of volunteer days over a fortnight from 9 to 20 May for residents to get involved in bringing to life elements of the park, these will include planting, painting and building days. If you are interested in getting involved, please email us at [communities@befirst.london](mailto:communities@befirst.london) or call **020 3372 0707**.



# Get involved

## What you need to know



Left to right: Lord Kerslake (Chair of Be First), Muhammed Irbaz Ali (Willmott Dixon), Cllr Rodwell, Chris Tredget (Willmott Dixon).

### Baz meets Daz

Councillor Darren Rodwell, Leader of Barking and Dagenham Council, met staff working on the latest redevelopment phase of the neighbourhood.

Muhammed ‘Baz’ Irbaz Ali, who is from Dagenham and is an Apprentice Document Controller at Willmott Dixon, said: “To be able to be directly involved in the regeneration of my local area, knowing that it will positively impact current and future generations, is something I’m incredibly proud to be a part of.”

The latest phase of building work includes 124 homes which are set to be finished in the Autumn of 2023.

### Gascoigne Residents’ Forum

For our latest interview with members of the Gascoigne Residents’ Forum (GRF), we spoke to Matthias Beirens.



GRF members take a walk around the neighbourhood with Be First design team.



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

**A.** The main reason is that Barking is being transformed dramatically. I feel it empowering to be part of the discussion. I also find it impossible to say no to such an opportunity as you can’t complain in five years that you don’t like the result if you didn’t even go and sit at the table to discuss what is important. Secondly, I do actually like architecture, urban planning and design, so I do find it fun to look at the presentations with a glass of wine on a Thursday!

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

**A.** It’s informative, educational, and empowering. Being part of a very multicultural group in every aspect. It broadens your mind in general on how a 30-year-old financial worker, 40-year-old single mum and a 25-year-old from a minority background look at things with

different priorities. It’s very interesting seeing things from different perspectives. It is educational to see how these things work in urban planning and architecture and how these plans all come together. But finally, it is empowering because we are listened to. Yes, we don’t get everything we want as with everything in life, but our voice does make a difference. It’s not just a political PR show.

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

**A.** We have had direct impact in Phoenix Park and community centre. But also, I have got to know at least 10 neighbours better which also strengthens our local community.

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

**A.** Learning about the different points of view. My main lesson is the understanding ‘others’ part of it.

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

# 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 due to be finished in April – 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

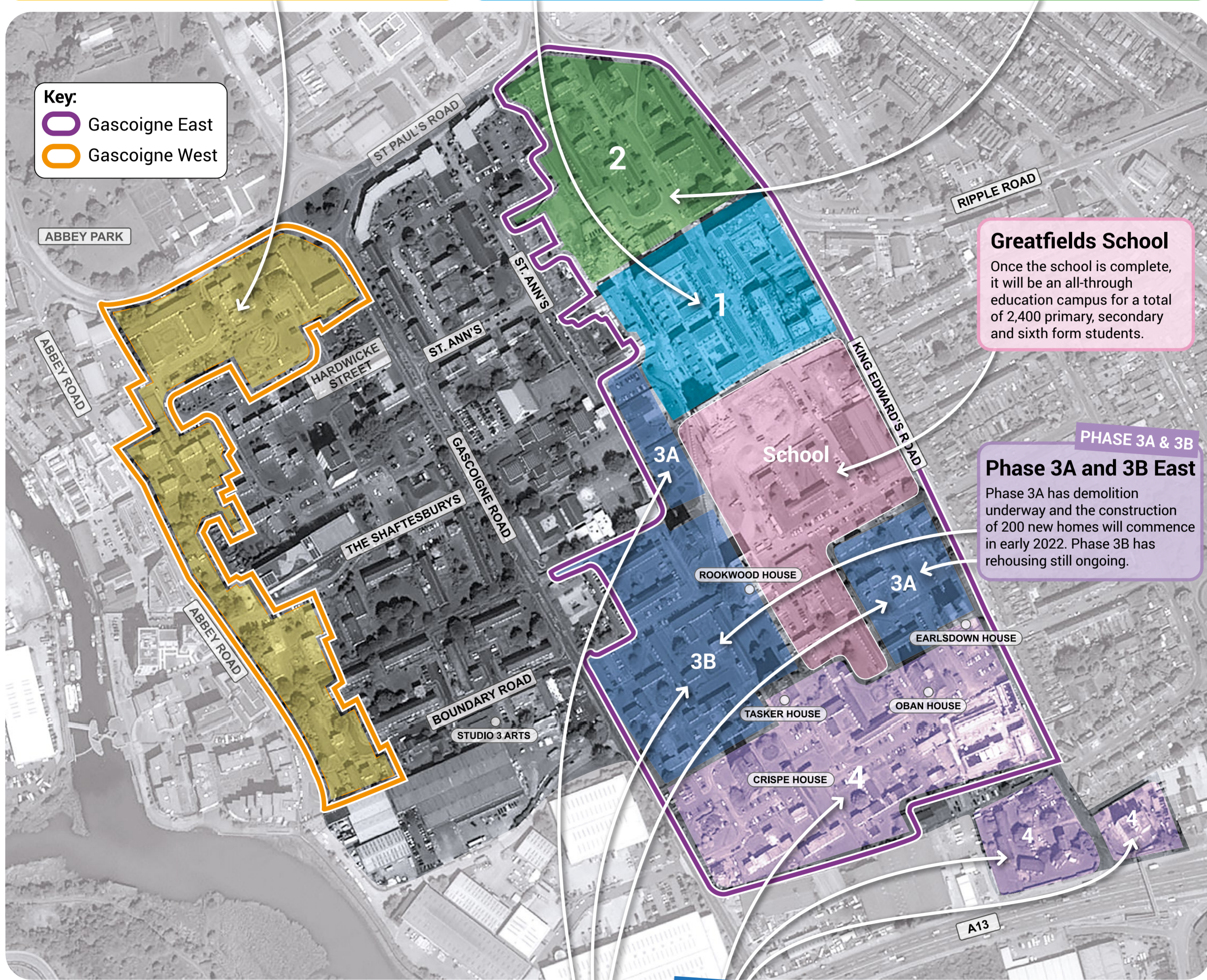
This phase of redevelopment was completed in March 2019 and all the homes are now occupied. The Gascoigne Community Centre has now moved to its temporary home in the unit under Lariat Court until its permanent home in Phase 2 is completed.

## 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 will be completed in April. Further phases will start over the next year.



**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 & 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 visits to the first blocks in phase 4 have started and will continue throughout this year.

PHASE 3 & 4

## 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 [Adewole.Ademolake@befirst.london](mailto: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](mailto: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