

The Gascoigne Gazette

AUTUMN 2022 | EDITION 9



Artist's illustration of how the new, improved Gascoigne Road might look.

A happier, healthier Gascoigne Road is coming!

After an extensive co-design process with local residents, schools, community facilities, businesses, and people who use Gascoigne Road, we are pleased to announce that Gascoigne Road will soon be a happier, healthier, and safer place for all to enjoy. We'd like to thank everyone who participated in the co-design process and shared their ideas.

The improvements will include new play areas and safer routes for children and carers with better air quality around the schools. An improved public realm with better connecting east and west Gascoigne. A better pedestrian and cycling experience for schoolchildren, parents, and residents moving through the area.

We intend to submit a planning application in January and will allow just over two weeks for a final consultation from the 28th of November to the 16th of December.

People will be able to come and view the plans in-person or online when they go live at yourcall.befirst.london/gascoigne-road.

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
- ✓ Details of a public consultation for Gascoigne Road.

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BeFirst

Estate updates

Construction information and meet the team!



Councillors' column Our future for Gascoigne

Autumn is finally here, after a long, hot summer. Back in May, we opened Everdove Park, a community space for everyone to enjoy, which was a joint effort by local schools and residents with the 'Dove' in the name signifying peace for everyone who uses it. The new season also brings changes for Gascoigne Road, where a new co-design process has taken place with residents for a greener, leafier and safer area. At the end of November, we'll be going to a final consultation, so there is still time to have your say! Over the summer we also completed 52 homes at Arbor Court, which include family sized town houses, another step towards the hundreds of homes that will make Gascoigne one of the most family friendly, liveable and affordable neighbourhoods in London.

Email your councillors for more information; dominic.twomey@lbbd.gov.uk, alison.cormack@lbbd.gov.uk, 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.

Site progress continues, transforming the Barking skyline. All concrete frames are complete with a topping out ceremony held to mark this milestone. Cladding to 3 of the blocks is well underway and internal and fitout works are ongoing with some apartments nearing completion. The townhouses are now visible above the site hoarding with timber frame and brick clad structures under construction.

The team continues to welcome the local college for progress updates and guided visits, with 5 students completing work experience placements. Wates staff attended Friday prayers at Al Noor Mosque to talk about the scheme and routes into construction. We then hosted a tailored site visit for the congregation to share the new methods of construction used on the project. At Phoenix Park, a gardening group meets on Tuesday evenings with residents to maintain the park, create community initiatives and share gardening tips.

To contact Ben call **07835 600039** or email 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.

Manelva Honeygan-Green, phone **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 Aaron

Aaron Pearson is Project Director at Willmott Dixon.



Currently at Gascoigne East we are preparing for the completion of a further 159 homes in early 2023, to go alongside the 52 homes completed earlier this year at Arbor court. We are also making fantastic progress on Sailor, Ewars Marsh, Cutter and Fifeshire Courts and have started to install the kitchens, bathrooms, flooring and tiling. Palomar Court (a PassivHaus project) which consists of 8 new homes, is making good progress and we are on course to complete these in Summer 2023. Moving south to Wheelers Cross, work is well underway with the structural frame completing and fitout works commencing on Block J, and groundworks beginning on Block I.

To contact Aaron call **07967 792418** or email Aaron.Pearson@willmott Dixon.co.uk

Big steps forward

Updates from Be First



A park to be proud of



It's no flight of fancy to say the new Everdove park really is a space to be proud of.

Co-designed and partly built by local school students and residents, the new park has become to symbolise the spirit of the new Gascoigne.

The park has transformed the 'castle' play area which was once unsafe and fenced off for years.

Steve Kitchen, director at Willmott Dixon which helped build the park said: "The students have helped create an area with the aim of bringing a community of all ages together and this has been achieved in a truly collaborative and inclusive way.

And Sadia Ur-Rehman, who led the project for Be First, echoed Steve's sentiment, saying: "As the dove symbolises peace and the 'ever' refers to everyone, as the park is open to all. It reflects our commitment to inclusivity in making a better Gascoigne."



Get involved

What you need to know



We are family!

The first of many hundreds of great homes for local residents were completed last month ready for new tenants to move into.

And to take a look at the 52 homes at Arbor Court, which include family sized town houses was Leader of Barking and Dagenham Council, Cllr Darren Rodwell.

Cllr Rodwell said: "This is a major milestone in our drive to make a better Barking and Dagenham. Once completed the New Gascoigne will be one the most family friendly, liveable and affordable neighbourhoods in London."

Gascoigne Residents' Forum

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



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

A. It has been an eye opening and engaging experience so far. There was period where we had a meeting every week, and when we paused the routine for a break, I think there was a universal sense of 'What do I do with my evenings now?' across the team. It can get quite addictive, particularly when the organisers line up exciting external practitioners for us to work with and trust our opinions and discretion.

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

A. Hopefully the local community will feel as though they're being heard and considered in what is happening. The knock on effect

to this will be an area that is more cared for by those who live in it, and better serves their needs. The Co-design of Phoenix Park and the upcoming Community Centres are prime examples of this.

Q. What impact has the GRF made to you?

A. I've definitely become a bit more precious over the area, and more of an advocate you might say. I go out of my way to read up on local developments and spend more time on the LBBD planning portal and see if projects we've worked on are in progress. I've also met some great people along the way, and we stay in touch outside the confines of the forum.

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

A. It's not often you hear a call out for this type of collaboration. I instantly thought it would be great to have a voice in the decision making process in and around Gascoigne. An area I was forbidden to walk through as a child, but a place I now call home.

If you'd like to find out more about the Gascoigne Residents' Forum please visit: 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

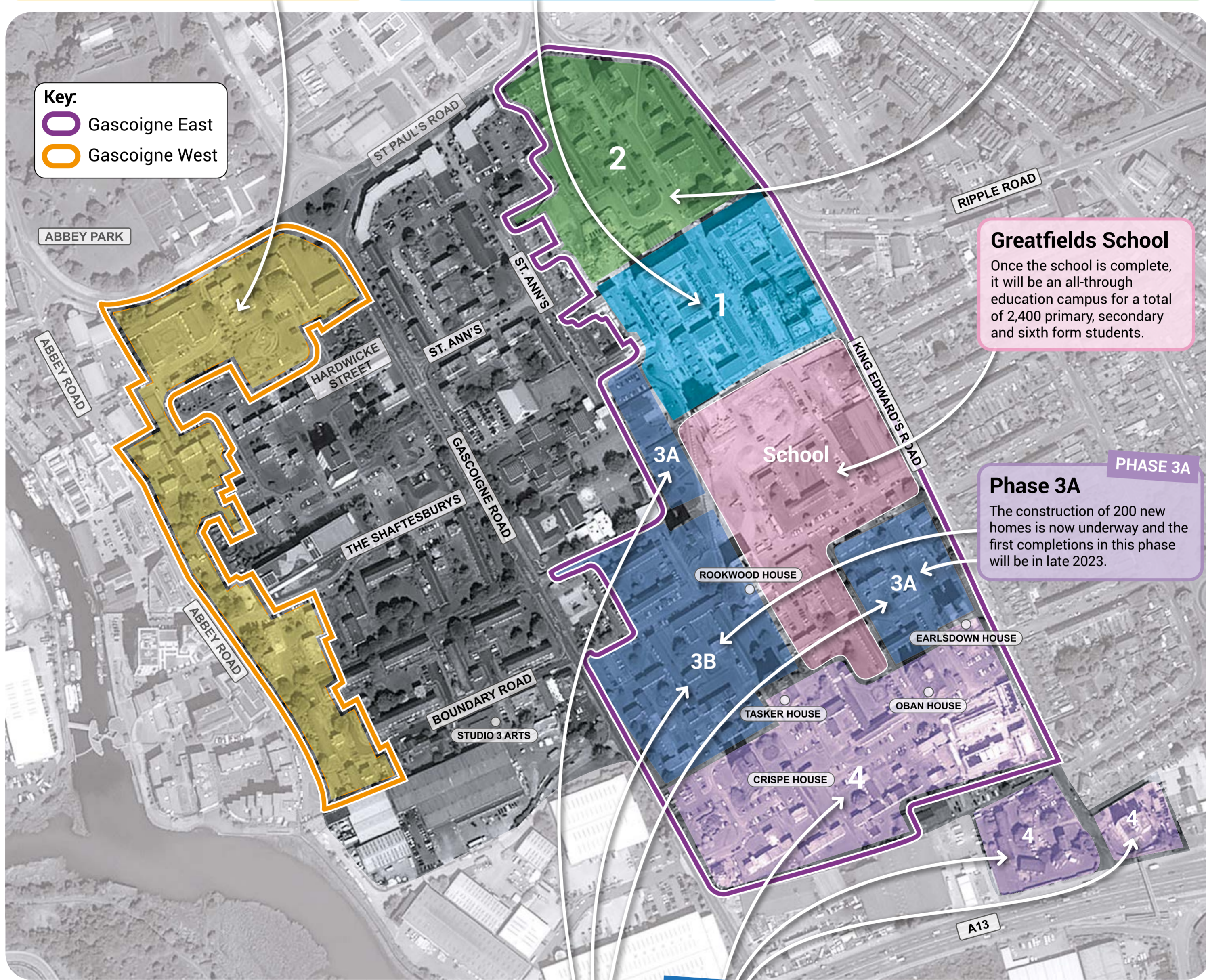


526 homes



new public park

The first 52 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.



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

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

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 contacts

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

Rehousing Co-ordinator Abi Adeniyi, email 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 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 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	Decanting is ongoing in this phase
	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, 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