

The Gascoigne Gazette



SUMMER 2023 | EDITION 11

HELLO GASCOIGNE, from your neighbours at Studio 3 Arts!



Image credit ©Jimmy Lee Photography

Have you visited Studio 3 Arts since we've moved back into our transformed home and venue? Located in Boundary Road in the heart of Barking's Gascoigne, Studio 3 Arts is the place to be for a great variety of free family activities, community events, dance and drama for kids, performances and exhibitions. Most events are FREE or with a small entry charge, and all just a short walk from your home.

There's lots coming up and we'll soon be announcing our autumn events. Don't miss out – find out what's on and join our email newsletter at www.studio3arts.org.uk.

Why not pop into Family Saturdays? Enjoy a fun, creative, craft activity with your children for free on Saturday 29 July or 12 August. Just drop in between 11.30am to 1pm.

We have plenty to inspire young people in the arts for free. Ages 8-16 years can join our Summer Urban Arts Camp which offers a free healthy lunch every day alongside dance, drama and visual arts led by talented professionals. Dates are: 31 July to 4 August (for KS2 ages 8-11) and 7 to 11 August (KS3 ages 11-16). Find out more and book at www.studio3arts.org.uk/whats-on

Looking to next term, ages 8-19 can join our flagship Big Deal programme and experience weekly dance and drama led by top professional performers – all for free. Join the mailing list at www.studio3arts.org.uk to be the first to hear when bookings open.

Studio 3 Arts is a vibrant community hub where everyone is welcome – so tell your friends and invite your neighbours. Come say hello and make the most of the arts, culture and community on your doorstep.

For a sneak preview, join us [@studio3arts](https://www.facebook.com/studio3arts) on Facebook, Instagram and Twitter.

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

We've got lots of great stories for our summer edition.

We are pleased to have got top marks for considerate construction for Block J on the neighbourhood, a testament to how we build our homes. Speaking of which, we added 159 beautiful new homes to the east side of the neighbourhood, earlier this year. These homes consist of one-to-three-bedroom flats and are in addition to the 52 units in Arbor Court next door, completed by Be First and Willmott Dixon last year. This brings the total of completed homes across the whole neighbourhood to 685 out of 2000 so far.

Last but definitely not least: A big thank you to everyone who came along to our community consultation day on Saturday 22nd July, on Gascoigne West phase 3. Thank you for braving the rain and getting involved in the feedback, having fun and generally enjoying the day. Read on to find out what residents had to say. We wish you all a great Summer and are always grateful for your support in helping us continue to make the Gascoigne neighbourhood one of the best places in London to live, work and raise a family.

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

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. Email enquiries@bdreside.co.uk

Meet Ben

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

Progress on site remains good and we continue to maintain our programme position with a target to complete by spring 2024. We have now completed the façade to all blocks and all of the tower cranes have been dismantled. Internal fitout continues to apartments, testing and commissioning of new services and client inspections are all progressing. The 31 townhouses continue to progress internally and externally. Excellent progress made in the period to Residents/Community hub.

The Social Value team continue to support local schools and colleges, delivering construction workshops and attending 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



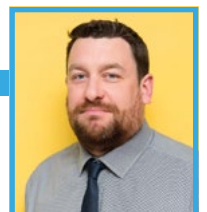
Meet Aaron

Aaron Pearson is Project Director at Willmott Dixon.

Currently at Gascoigne East we are reaching the final elements of Sailor, Ewars Marsh, Cutter and Fifeshire Courts which will be handed over next month. Palomar Court (which consists of 8 homes) continues to deliver brilliant modern construction and our Passivhaus inspections have since been concluded to an extremely high standard.

Moving south at Trilene Court, we are progressing well on the fit out of 124 homes with kitchens being fitted and painting underway, ahead of our winter completion. On Snell Court, we have had a very productive period, celebrating the topping out this month.

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



Big steps forward

Updates from Be First



More Affordable Homes in Gascoigne

Planning permission was given in January 2021 for the construction of 226 homes on the east side of the Gascoigne redevelopment (Phase 3a). These homes are spread across two buildings, known as Buildings I and J. Plot I sits between Gascoigne Primary School and Greatfields School.

We are proposing to put in a planning application to change all the 102 units within Block I from Private Rent to Discount Market Rent (at 80% of market rents), which means all these homes will become 100% affordable. Great news for prospective residents!

Beautiful new homes completed on the Gascoigne Neighbourhood



We completed block two on the east side of the neighbourhood earlier this year. The new homes consist of one-to-three-bedroom flats and are in addition to the 52 units in Arbor Court next door, completed by Be First and Willmott Dixon last year. This brings the total of completed homes across the whole neighbourhood to 685 out of 2000



Image credits ©Andrew Baker

so far. The homes will be a mix of tenures, with most in the London Affordable Rent category. The development has a large central gated courtyard which the blocks are built around, featuring a children's play area, bike storage and green space.



Get involved

What you need to know



Community consultation

UPDATE

Be First held a community consultation event as part of the soon to be built Gascoigne West Phase 3 development. The community consultation, was held in Phoenix Park (in the Gascoigne neighbourhood) on Saturday, 22nd July, and was designed so we could hear from YOU, our residents, and get your perspectives on this ambitious project.

Challenging weather didn't deter local residents who braved the rain and actively participated in the community event at Phoenix Park. Local caterers served a taste of the Caribbean while a Barking-based DJ kept everyone dancing. Games and a bouncy castle entertained the crowd, as



attendees engaged in discussions about the latest developments in the Gascoigne neighbourhood.

Residents' feedback conveyed their desire for additional allotments and growing spaces, better parking arrangements, and more car clubs. They emphasised the need for inclusive public spaces that accommodate all ages and safety improvements in public areas.

This crucial feedback will influence our planning and development decisions, ensuring we continue to enhance Gascoigne as a desirable place to live for all its residents.

Residents can keep up to date with the project at: yourcall.befirst.london/gascoigne-west-phase-3

We are updating our Gascoigne map

We have decided not to show our normal map in this issue whilst we work on an updated version to reflect the changing face of the area, but we know that residents who are still awaiting relocation will be keen to have an update.

When we started the programme to relocate the existing tenants and buy back the Leasehold properties across the regeneration areas of the Gascoigne in 2011, we anticipated that it would be completed by 2021/22. However, due to increasing pressure on the council's housing stock and delays caused by the global pandemic, the programme has had to be extended. We acknowledge that this has been difficult for many who have been waiting to be relocated and we would like to thank everyone still awaiting

relocation for their patience and tolerance.

We are now moving forward with the final few blocks in the programme and have been concentrating on moving residents from the remaining high-rise blocks, Tasker, Crispe, Earlsdown and Oban House and will move on soon to the remaining low rise flats in Dove House Mead and Wheelers Cross. We are not able to give precise timings for this, so please keep reading this newsletter and keep your eyes peeled for any other information sent to you by the Be First team.

You may have noticed Fiske Court being used by the London Fire Brigade for training. While we are working on the redevelopment of this area,

we will continue allow them to make use of this block for vital training.

In the meantime, if you have any issues relating to your property, please contact your Landlord Services team on the My Place website, and the Decant Co-ordinators below for any queries about relocation.

Peterson Hinds – Email: Peterson.Hinds@BeFirst.London

Oluwaseun Adeniyi (Abi) – Email: Oluwaseun.Adeniyi@BeFirst.London

For Leasehold enquiries:
Florence Olaniyan – Email: Florence.Olaniyan@BeFirst.london