



Colin Pond Court

A close-knit community that feels like a big family

Remi Sogbesan with residents of Colin Pond Court

Situated in the centre of Marks Gate, next to the newly re-opened Padnall Lake, is Colin Pond Court, which offers one bed rental apartments with extra care services to people aged over fifty-five, who often have underlying health conditions or disabilities.

Remi Sogbesan is the Scheme Manager, responsible for helping residents with any day-to-day issues. She's worked at Colin Pond Court for over six years, always striving to go above and beyond to ensure residents are comfortable and enjoying themselves. "Their happiness makes me happy. We have built open and trusting relationships, whereby residents come to me excited with ideas for new activities that everyone can get involved with. It's a collaborative and positive experience."



Remi Sogbesan with Maddison Kirrage, Care Coordinator

Care Support, a service commissioned by the council, provides the onsite care and a Wellbeing Coordinator, who works with Remi and the residents to organise

regular activities in the communal lounge space such as chair exercises, bingo, quiz and film nights. There are also seasonal events and parties to celebrate Easter, Summer and Christmas. All are designed to help keep residents physically active and socialising with one another, as many are restricted in their ability to travel. In the future, logistics and budget permitting, Remi hopes to be able to arrange special trips to places outside Marks Gate. In the meantime, her focus is on providing a variety of fun and interesting activities for residents to get involved with.

Recently, Marks Gate Relief Project have helped to prepare and deliver food parcels to residents, who usually rely on visiting friends or relatives to provide their food shopping. Remi says this has been a massive help, particularly to those who can't travel to a supermarket. The theme of food has inspired her latest idea for a new group activity bringing residents together to enjoy a meal specially prepared by a chef or skilled cook. Sounds delicious!

Find out more about Colin Pond Court by scanning this QR code.



A cleaner, greener Padnall Lake re-opens in Chadwell Heath

Padnall Lake, the popular local lake in Chadwell Heath, which runs next to the Mark's Gate neighbourhood, alongside the A12, officially re-opened to the public on 26th November 2022 after a major refurbishment, delivered by Be First, the regeneration arm of Barking and Dagenham Council.

Although popular with residents, the lake had suffered from a lack of maintenance which had resulted in overgrown vegetation, uneven footpaths and had led to anti-social behaviour such as graffiti, litter and household appliances being dumped in the lake.

Be First has now completely refurbished this area as part of the Padnall Lake development. Beginning with a community consultation to understand what residents wanted from the space, they then worked with their contractors, J Murphy & Sons and architects HTA Design to bring that vision to life.

The priorities for Padnall Lake which were listened to and delivered, include:

- Enhancing and connecting local biodiversity
- Improvements to the cleanliness and quality of Padnall Lake
- A safer approach to the central underpass
- Good quality open space with opportunities for play
- Cycle and pedestrian routes
- Community space for local residents

Opening the event alongside Cllr Darren Rodwell, the Leader of Barking and Dagenham Council, were local Councillor's Simon Perry and Michael Pongo and Councillor Faruk Choudhury, the local Mayor.



Local residents exploring the new dipping platform and information sign



Ribbon cutting with the Leader of Barking and Dagenham Council, Cllr Darren Rodwell and local Mayor, Cllr Faruk Choudhury

Darren Rodwell, Leader of Barking and Dagenham Council, said:

“It was great to see so many people turn up to see the lake officially open. The changes were much needed - having spent time in the area when I was younger, I can say this is a huge improvement and we’ve created a much more pleasant, safer, and enjoyable place for people to visit and spend time around.

“The lake, along with the wider Padnall Lake housing development, currently being built by Be First and our contractor J Murphy and Sons, has already created 57 new full-time jobs and two apprenticeships. This new housing development aims to build up to 260 high-quality, affordable council-owned homes.

“Working with Be First, we are improving local areas



by creating jobs, building much needed housing and improving community spaces.”

Paul Hart, Contract Manager at J Murphy and Sons said:

“Construction work began in autumn 2021. Overgrown trees and vegetation were cut back, the banks of the lake were reinstated and repaired, we planted an array of new vegetation, improved footpaths, added picnic benches and a new dipping platform for the lake, installed litter bins,

“We’ve also put in bird houses and wildfowl fencing, Special plants have also been added for the likes of Coots and Moorhens, both seen on the lake at our open day event.

“We’ve had great feedback from those who attended the event, who were pleased to see the improvements we’ve made.”

There was so much positive feedback from local people who attended the event. Natalie from Marks Gate Relief Project (MGRP) said:

“The lake looks so much better and I thought it was an absolutely brilliant day. It was good to see so many people, particularly elderly people who you wouldn’t normally see walking about the estate.”

Maribel Mantecon, Senior Associate at HTA Design said:

“Following extensive community engagement and a thorough design process, I am very happy to see the transformation that Padnall Lake has undertaken and how it has become a wonderful area for neighbours to enjoy to its full and biodiversity to flourish.”



To find out more about the Padnall Lake development, please visit yourcall.befirst.london/marks-gate



New signs, children’s play trail and cleaner water at Padnall Lake

School News



Congratulations to Eden in Year 9 who won the gold medal at the recent European Karate Championships. Eden will now be going to the World Championships in July.

All at The Warren School are proud of Eden and her achievements, and we wish her the best of luck in her next challenge!



Marks Gate resident, Eden, celebrating her sporting success

Be First updates

The latest news from our projects in your area.



Topping out Newcombe House with Deputy Leader, Cllr Saima Ashraf and Miles Cobley, Managing Director of J. Murphy & Sons

Padnall Lake

In December, the Section 73 application and Reserved Matters application for the Padnall Lake development received resolution to grant at planning committee. Which means, subject to the completion of a legal agreement, permission will be granted in March.

Phase 1 remains under construction and is on track to deliver 70 new affordable homes, made up of 26 three-bedroom town houses and 44 flats one- and two- bedroom flats, by Summer 2024.

To celebrate the near completion of Newcombe House (the new block of 44 flats, adjacent to Padnall Lake), a topping out ceremony was held on 19th January with representatives of Be First and our contractors Muprhy joined by the Deputy Leader of Barking and Dagenham Council, Saima Ashraf, Councillor Bright and Councillor Perry.

Marks Gate Vision

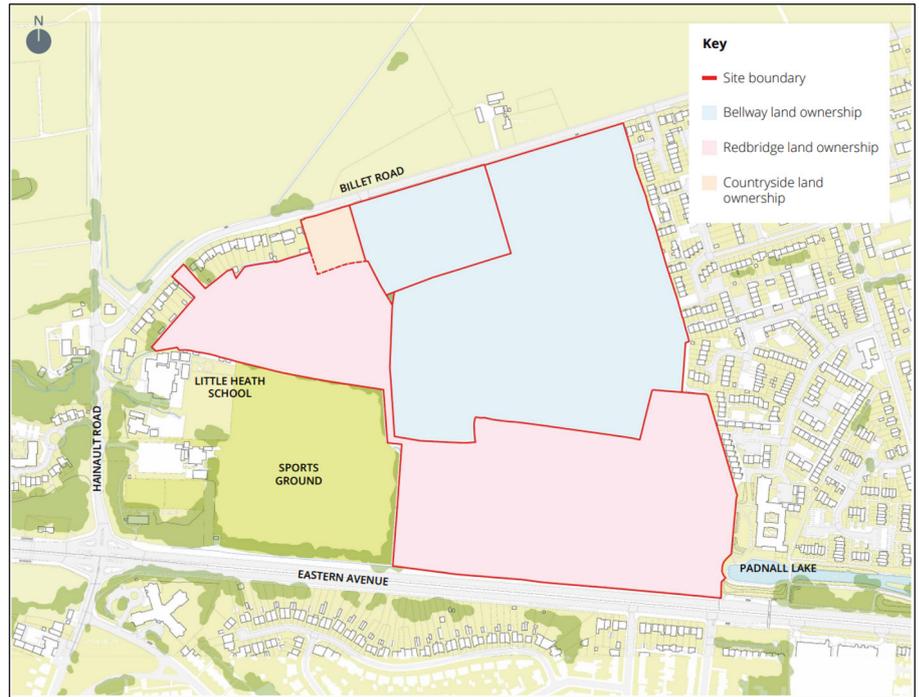
This year, Be First will be investigating what general improvements are needed in Marks Gate as part of a long term vision for the area that looks beyond the more immediate council maintenance and services issues. We want to continue our conversations with residents from the Summer 2021 Fun Day that discussed your day to day use of local space and amenities to help build a picture of what might be missing. Your views are key to helping shape the future of Marks Gate – look out for details of local events and online opportunities to share your ideas in the next issue of Marks Gate Matters.

Billet Road Update

In 2018 the land to the west of Marks Gate (highlighted in the map) was allocated for new homes in Redbridge council's local plan and is no longer in the Green Belt.

In October 2022 a planning application was made by Bellway Homes Ltd to the London Borough of Redbridge proposing to carry out enabling works (ground stabilisation and levelling) across the 'Land at Billet Road' opportunity site.

The next step is for the project team to design a neighbourhood masterplan which looks at for the key concepts such as the number of homes, transport connections and public open spaces. They are keen to speak to residents from Marks Gate about these ideas and get your feedback. Initial public consultation events began in December 2022 and more are planned for 7th, 8th and 9th February 2023. Details of where and when these are happening are available online at www.billetroadconsultation.co.uk/public-consultation



SCAN ME

Central Underpass Update

As reported in our Autumn issue, the central underpass suffered significant damage in September when an abandoned motorbike was set on fire. The space was left virtually unusable, impacting one of the main pedestrian routes into and out of Marks Gate. Thanks to the selfless efforts of former resident, Matthew Woolmer, the space was cleared of all debris. Upon hearing about what had happened and seeing the extent of the damage, Be First and Murphy offered to step in and help Matthew. Staff from Murphy carried out further cleaning before rendering and redecorating the walls. The space is now brighter and safer for the community to use.

You may also have noticed a new litter bin at the north end of the underpass. Murphy installed this to help keep the area tidy and will be responsible for emptying its contents whilst on site building new affordable homes as part of the Padnall Lake development. The team are committed to supporting the community in helping to make Marks Gate a great place to live.



What's On

The latest news from projects in our area



Marks Gate Relief Project

حَمْدٌ لِلَّهِ
إِشَاءٌ بِرَبِّهِ

Isha Prayers are held in congregation every **MONDAY** and **WEDNESDAY**

Adhan - 8:00 pm
Jamat - 8:15 pm

Ladies prayer facilities available

Marks Gate Community Hub,
Rose Lane, RM6 5NJ

For queries and updates, please
WhatsApp 07448057268 or scan the
QR to join the WhatsApp Group



Marks Gate Relief Project

Community Supermarket

MONDAYS
7.00 PM -
8.00 PM

A REGULAR GROCERY PACK* OF:

- MILK
- PACK OF 6 EGGS
- A LOAF OF BREAD
- BISCUIT
- BAKED BEANS
- BUTTER

SPECIAL PACK PRICE !! £3

MARKS GATE COMMUNITY HUB

Follow us on facebook for regular updates:
www.mgrelief.co.uk
Or visit our website:
www.mgrp.org.uk
Contact us on 07448 057268

LIMITED PACKS AVAILABLE. FIRST COME FIRST SERVE.
PLEASE BRING EXACT CHANGE.

*ITEMS MAY BE REPLACED OR SUBSTITUTED, PLEASE ASK AT TIME OF PURCHASE



Murphy Report

Padnall Lake

The lake is now open again! We hope you had fun at the celebration event last year and continue to enjoy the improved surroundings, particularly as the plants and flowers start to bloom in Spring.

Many residents have asked us about who is now responsible for the long-term upkeep of the area and this falls to the council's parks team. However, if you are a fan of the lake and interested in helping to keep it looking clean and tidy, we are planning to help arrange regular litter picks. Further details will be shared in future Marks Gate Matters and Murphy newsletters but please get in touch if you'd like to get involved by emailing chloedennington@murphygroup.co.uk

Christmas Tree & Foodbank Donations

At the end of last year, we helped to fund the Marks Gate community Christmas tree which was on display outside the Community Hub on Rose Lane.

In recognition of the impact of the cost-of-living-crisis, we donated to the local foodbank at Chadwell Heath URC Church on Mill Lane to help support residents over the festive season. Our contribution combined with those from our associate contractors totalled an incredible **£4,400!** We received a lovely acknowledgement letter from the Chair of Barking Foodbank, who told us how our donation helped to provide one hundred and forty Christmas Hampers to foodbank clients, along with a Christmas party for clients and their families. The party gave parents a well-deserved break to enjoy an array of hot food and drinks, whilst their children were occupied with organised games and gifts of age-appropriate toys. Clients expressed their gratitude for help during a difficult time for their family.

If you ever need to access their services, please contact the team on 02086 170 660 or by emailing barkingfoodbank@gmail.com to arrange a foodbank voucher. Further details are available on their website barking.foodbank.org.uk/get-help/how-to-get-help



Marks Gate Community Christmas Tree

Rose Lane Primary School

On the 1st December our team visited Rose Lane Primary School to talk about site vehicle safety and pupils were given the opportunity to climb into the cab of a thirty-two tonne lorry to see first-hand what a driver can view when operating a vehicle of that size. We met seventy children, who were all very excited to sit in the driver's seat and asked us a lot of probing questions!

New Defibrillator

As part of our ongoing commitment to supporting the community, we donated a new defibrillator to Marks Gate Community Hub in December. It is positioned on the wall outside the main entrance with written instructions on the box for you to follow in case of an emergency.



New defibrillator outside Marks Gate Community Hub

Additional Pathway Lighting

In response to resident concerns about the lack of lighting along the path from the Padnall Lake development site to Whalebone North bus stop, we have now installed 8 lights along the hoarding line of this route.

Progress On Phase 1

All works around the lake have now been completed. We will be monitoring the areas that were planted or seeded and re-plant where needed in Spring. Hoarding remains in position at the east end of the lake to protect residents from the live construction site.

We have made good progress with the new play area (situated north of Padnall Road) with all groundworks completed and most of the play equipment installed, including a climbing structure, triple platform, stepping logs and tepees. Our aim is to finish the area by the start of February and revisit in March to carry out planting and seeding when the temperature is more suitable.

Look out for details of when the play area will be open to residents, along with the opportunity to help name the space and get involved with planting in the next Murphy newsletter, due out in February.



Ward Councillors Corner



CLlr Michel Pongo

CLlr Sade Bright

CLlr Simon Perry

Happy New Year and welcome to the January edition of Marks Gate Matters. We hope you had a safe and peaceful festive season. We have some great stories for you to start the year off right and fill you in on the end of last year too. As ever Marks Gate Matters reflects what is going on in the local community because this is a newsletter for you, we hope you find it useful.

This community vibe is evident with our front-page article on Colin Pond Court, the community for over 55's situated right next to the newly re-opened Padnall Lake, read all about what they've been up to and how residents are being supported. Speaking of Padnall Lake, if you came to the reopening at the end of November last year, you'll recognise some of the pictures in this edition. We had a great day, and the lake and surrounding area is much improved for everyone to enjoy. You can read a full update of works completed in this edition.

Also in this edition: Find out which Warren School student won gold at the European Karate Championships last year. Check out the newly refurbished Central underpass, thanks to the hard work of a former resident, aided by Murphy and Son contractor and Be First, the Council's regeneration arm. You will also find an update on Billet Road and some local event's happening in the coming months.

Please keep your comments coming in – as we want to hear your thoughts not only on this newsletter but on how we can improve the local area – because it's your views that matter. Our contact details are available on the council's website.



Would you like to feature in the next Marks Gate Matters? If you are a local resident, business owner or community group, we want to hear from you! Get in touch by emailing communities@befirst.london

If you or someone you know needs this newsletter translated in another form, please contact us by emailing communities@befirst.london or telephoning 020 3372 0707

