

The Gascoigne Gazette



SPRING 2024 | EDITION 13



Gascoigne Round up

A lot has happened since the last issue, so thought we'd round up our key highlights for you.

Last summer we finished building another 215 new homes, in the east of the neighbourhood, which include a mix of market rent, shared ownership, and affordable rent options, which have been built around a landscaped internal courtyard. All the properties have balconies, and the majority are dual aspect, making them light and bright, with access to private outdoor spaces. We also built six retail units at the bottom of these flats, and to encourage active travel, 300 cycle spaces have also been included in the new development. Interested in the retail units? Get in touch: info@befirst.london

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:

- ✓ Progress in the development of the neighbourhood since last summer
- ✓ Update on improvements to Gascoigne Road
- ✓ Round up of engagement on Gascoigne West Phase 3

In November last year, we completed the eight, 'Passivhaus' homes in Palomar Court, Barking and Dagenham's greenest housing block. The new properties are all affordable and feature cutting edge technology to help its residents reduce their emissions and energy bills. The homes are also ready for low carbon technologies like heat pumps and networks. Triple glazed windows and improved ventilation provide high levels of insulation, protection from noise pollution, and prevent damp and mould developing while maintaining a comfortable, warm indoor temperature. It's estimated that to heat and light these homes can cost as little as £15 a month in winter.

■ Article continued on page 3

brought to you by

BeFirst

Estate updates

Construction information and meet the team!



Councillors' column Our future for Gascoigne



Councillor
Dominic Twomey



Councillor
Alison Cormack



Councillor
Jack Shaw

Welcome! we know it's been a while since you've heard from us, a lot has happened since last summer so hopefully this issue will fill in the gaps. We're delighted to have completed works on Gascoigne West Phase 2, we'd like to thank our partners at Wates and everyone else involved in bringing more safe, warm and beautiful homes to Barking. Many of you will have attended the party in the park last summer on that very hot August day, we hope you enjoyed celebrating the opening of the park and are continuing to enjoy the space in the east of Gascoigne. Thank you also to those of you who have helped us plan the improvements to Gascoigne Road, a proper community effort, these plans are one step closer to happening, you can read more about this on page 3.

We are continuing with our regeneration of the Gascoigne neighbourhood, in spite of the adverse economic conditions the country faces. In December, we started construction on part of the third phase of Gascoigne East, which will deliver 334 high-quality new homes and on the west side of Gascoigne, we've now appointed an architect design Phase 3, which will see a further 137 high-quality new homes. Do get in touch with any questions or concerns, wishing you all a happy spring time!

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

Meet Ben

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



Works on Gascoigne West Phase 2 have finally come to an end, with the final touches being completed across the project and external areas finished in readiness of its new occupants.

Wates and I are extremely proud of what has been completed during the last 135 weeks and hoping everyone's efforts in creating this community will be appreciated when families start moving in and using the space and facilities.

Over the next few weeks hoardings and fencing will be removed to facilitate access to newly created play spaces and areas. Wates would like to thank the residents in the surrounding area for their patience and accommodating attitude during the construction period, it was fully appreciated by the project team and I as this was a key ingredient in making the delivery a success.

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.

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

My Place

For Housing issues i.e viewings, settling in visits, Major Works (asset management), Joint tenancies, succession of tenancies, Housing Repairs, Evictions, gas safety, maintaining council garages, block inspections, Fire risk assessment contact: HousingServicesOffice@lbbd.gov.uk or **020 8215 3002**.

For all your **repair needs** please contact BDTP – **020 8592 7388** for emergencies or complete the webform for everything else: eforms.lbbd.gov.uk/report-a-non-urgent-repair

For **Anti social behaviour issues** contact Call **020 8215 3000** and report to the contact centre team who can raise a ticket for an ASB officer to investigate.

Meet Aaron

Aaron Pearson is Project Director at Willmott Dixon.



We are reaching the final stages of our next building on Gascoigne East, with the completion of Block I known as Trilene Court being readied for handover in June 2024.

The facades are complete with all scaffolding dismantled and balconies with yellow feature panels installed looking impressive. The external hard and soft landscaping is currently progressing, with the communal gardens including the play area known as St Ann's square starting to come together. Internally the building is very near completion, with the final inspection of the 102 homes being completed and commissioning checks being carried out.

Thank you to the local community for their cooperation throughout.

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



Big steps forward

Updates from Be First

Continued from page 1

In December, we started construction on part of the third phase of Gascoigne East, which will deliver 334 high-quality new homes with half at discount market rent and half at affordable rent. This development will also include new children’s play areas, a small park (which is set to be expanded in later phases) and public spaces connecting pedestrian and public transport links. Homes are expected to be completed in 2026.

In March this year we celebrated the completion of 124 affordable homes as we completed the new block, Farrimond House, on King Edwards Road. This block is another step in the Council’s battle against climate change as it is the first net zero carbon building to be delivered by Be First. This block is part of the over 900 homes due to be completed in the first six months of this year by Be First.

Be First has appointed the architect firm Haworth Tompkins, to design Gascoigne West Phase 3. This phase will see a further 137 high-quality new homes and public landscape spaces come to the neighbourhood. Sustainability is a key focus of the design brief, with the target of creating an ‘operationally net zero’ development. Creating a positive sense of community has been our core objective of the entire Gascoigne neighbourhood redevelopment and will be at the heart of Haworth Tompkins’ designs for this next phase.



Farrimond House



Palomar Court



Gascoigne East phase 3b

Gascoigne Road improvements move one step closer

The next stage of the Gascoigne Road improvement plan in Barking has been reached, with a planning application for Phase One of the project now submitted to The London Borough of Barking and Dagenham. The planning application will now be reviewed and a decision made by the end of May 2024.

There has been a huge amount of community consultation and feedback on this project. In response to the feedback received, the design was improved, and the proposal being submitted to the planning committee outlines five main improvements to the realm:

1. Improved pedestrian crossings.
2. Widening of the pedestrian pavement.
3. Replacement of traffic calming measures.
4. Narrowing of the road (carriageway) from its current maximum of 10 metres to a consistent 6.5 metres.
5. Improved greenspace and play space.

So look out for improvements starting to be made later this year!



Get involved

What you need to know

Community consultation

UPDATE

Since August 2023 engagement events have been progressing ahead of the submission of a planning application for the Gascoigne West Phase 3 development.

Taking into account detailed feedback from local residents from previous events, the scheme was presented to the community at a drop-in event held at the Boathouse Studios on 27th September.

The event showcased the developing design, including 137 new homes, extensive improvements to the landscape on Abbey Road, and a new co-created community park on the corner of Abbey Road and the Shaftesburys. A rope knotting activity was organised to inspire ideas around the new park, which will reference Barking's relationship with the River Roding.

On 14th October, a walking workshop took place with local residents sharing stories about the river, and exploring how the new park can draw inspiration from its materiality and habitats. Many thanks to all who attended the events and shared their thoughts and experiences.



GASCOIGNE WEST PHASE 3 WALKING WORKSHOP

Join us for family friendly walking workshop exploring the waterways, habitats, and pedestrian networks of Gascoigne.

When: Saturday 14th October 11am-12.30pm

Meet us at: **PHOENIX PARK**

We will be finding ways to share inspiration for a new community park from the river and its habitats, and asking how we might improve the area's connection with the waterways.

Please scan the code above to register.

Be First



Decant UPDATE

The Be First Decant and Leasehold buyback team are still working steadily through the remaining decants in the Phase 4 area with a focus on the high-rise blocks first but with the numbers in these blocks reducing we will be turning our focus to the remaining low-rise flats in the next few months. For confirmation, the blocks we are currently working on are Tasker, Crispe and Earlsdown. When the low-rise block decant commences, we will be visiting in an agreed order all the addresses between 62 to 111 Dovehouse Mead, 2 to 94 Wheelers Cross and all flats in Longreach Court.

We acknowledge that many of you in this area have been waiting a long time for the decant to reach you and we would like to thank you for your continued patience and apologise that this has taken longer than we originally planned.

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