

# LUXBOROUGH TOWER GARDENS NEWS

Bringing you the latest news from Luxborough Tower Gardens

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## UPDATE FROM THE SITE

**A**fter a short temporary pause of on-site works, groundworks excavations recommenced on the main site on 10 July.

Over the coming weeks and months, you will see a build-up of activity as the structural frame starts to emerge.

The base for the tower crane has been installed. This was in preparation for the tower crane to be delivered to site over the weekend of the 8–9 July. As well as this, materials have been delivered in anticipation for the attenuation tank installation works to commence. The attenuation tank is vital, and acts as a buffer to store excess rain water and prevent flooding. The water is then released from the tank in a controlled manner. Works to install some foundations along the Paddington Gardens boundary wall have begun, with concrete already being poured.

## PROGRESS AT LUXBOROUGH TOWER GARDENS

**W**e would like to update you on the progress of the landscaping programme currently underway at Luxborough Tower.

The railing panels to the new pedestrian entrance have now been installed and soft landscaping to the street facing area has been completed. Due to the exceptionally hot weather in June, the conditions were too dry to lay the grass turf, so this has been rescheduled for the coming weeks. The brand-new vehicle gate is in situ and will be connected and fully functioning imminently. Luxborough Tower residents will receive further information about this directly.



The tower crane in place on the main site





## GET TO KNOW YOUR RESIDENT LIAISON OFFICER – SINEAD KING

### What brought you to this role?

I'm very much a "people person" and I enjoy meeting new people and building good relationships with our residents. I'm also very passionate about construction. I feel having the combination of the two gives me a good understanding of construction processes. This enables me to explain construction works to residents who may not be familiar with some of the technical references we use.

### How will your role support residents around the building site?

Wates has very strong social value commitments. We engage with the local community in several areas, through local schools, colleges, youth groups, charities, and local resident associations. It is our commitment to improve the communities we work in and create a legacy. We look to support and assist community groups in any way we can. I'm currently volunteering for Age UK, and I visit someone once a week. I really enjoy these visits and love that we can make a positive impact on people's lives.

### What motivates you to do a great job each day?

Being the first point of contact for the residents is my motivation, I understand the difficulties that residents may experience during construction works, I always aim to respond to residents promptly and will endeavour to resolve any problems or issues that may arise.

### What's a typical day like in your role?

A typical day would start on-site to catch up with progress on works. I would then respond to resident queries, plan any upcoming community events, attend site meetings, and draft notices and newsletters. I also support another project in Westminster, so my week is split between the two sites. No two days are ever the same!

### What's next at Luxborough Street?

Keep your eyes peeled for details about the Zen Bus which will be visiting Luxborough Street during the summer!

### What's the best way to get hold of you?

Telephone: **07999 407318**  
Email: [sinead.king@wates.co.uk](mailto:sinead.king@wates.co.uk)



## HELP KEEP LUXBOROUGH STREET CLEAN

**W**e have recently been made aware of an issue that requires our collective attention: rubbish being left on the curb side of Luxborough Street. As residents of this vibrant community, it is our shared responsibility to take care of our neighbourhood and maintain its cleanliness. Considering this, we urge you to actively participate in reporting instances of fly-tipping. For your safety and the preservation of evidence, you should avoid touching or interfering with the fly-tipped waste.

[www.westminster.gov.uk/report-it](http://www.westminster.gov.uk/report-it)



## MINOR MATERIAL AMENDMENT AT LUXBOROUGH STREET

**W**estminster has launched its new 'Fairer Westminster' Strategy in which we have stated our commitment to delivering genuinely affordable homes. You can view the strategy at [www.westminster.gov.uk/fairer-westminster](http://www.westminster.gov.uk/fairer-westminster)

With more than 4,000 families and individuals on the housing waiting list, it is crucial that more council homes for social rent are built to meet this demand. At Luxborough, we are looking to increase the number of affordable homes.

We have submitted a minor material amendment to planning, which outlines our intention to convert our 14 new homes from 100% intermediate rent to 100% social rent. This will directly benefit residents in housing need through a local lettings scheme and will enable people with a local connection to rent affordably in Westminster.

Details of the planning amendment application can be found on Westminster's planning portal, Reference: 23/04362/COFUL.



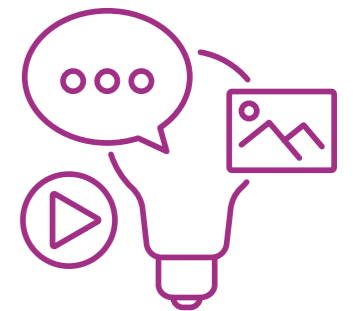
## REGENT STREET ENGAGEMENT

**W**e're working with The Crown Estate to gather feedback from residents, businesses, and visitors to shape the future of the Regent Street area.

What do you think of Regent Street? What changes would you like to see in the future? If you haven't visited for a while, what would bring you there?

This is your chance to help shape the future of our world-famous shopping destination.

Find out more and share your thoughts:  
[www.westminster.gov.uk/regent-street](http://www.westminster.gov.uk/regent-street)







## THE ZEN BUS, COMING TO A STREET NEAR YOU

**W**e are excited to share a fantastic initiative delivered by our contractor Wates called The Zen Project. The bus is scheduled to visit Luxborough Street this summer with the aim of bringing the community together in a relaxed and enjoyable atmosphere. It provides a space where people can gather, connect and unwind. The Zen Bus represents Wates' commitment to not only delivering exceptional projects but also actively contributing to the well-being and cohesion of the communities we serve. Stay tuned for updates on the schedule and location, we encourage you to come along, bring your friends and family, and enjoy the unique atmosphere created by The Zen Bus.



## WE ARE OPENING FOUR NEW HOUSING SERVICE CENTRES

**T**he first of four new Housing Service Centres was officially opened on Monday 5 June on the Mozart estate in Queen's Park. Residents are able to drop in and speak face-to-face with the housing team about a range of issues including repairs and maintenance, or seek advice if they need support with paying their bills. The centre on the Mozart Estate, Bruckner Street, in Queen's Park was the first initial rollout and three further facilities in Pimlico, Bayswater and Soho will be opened in the coming months ensuring residents across the borough benefit from the support our housing team has to offer.

Find out more here: [www.westminster.gov.uk/news/four-new-service-centres](http://www.westminster.gov.uk/news/four-new-service-centres)

### CONTACT THE TEAM

#### Website

[www.westminster.gov.uk/housing-renewal/luxborough-street-development](http://www.westminster.gov.uk/housing-renewal/luxborough-street-development)

#### Email

[luxboroughdevelopment@westminster.gov.uk](mailto:luxboroughdevelopment@westminster.gov.uk)

#### Letters

Growth, Planning and Housing Development Team,  
Level 13, 64 Victoria Street, London SW1E 6QP

If you have any queries or questions, be sure to contact your Resident Liaison Officer Sinead

By phone:  
**07999 407 318**

By email:  
[sinead.king@wates.co.uk](mailto:sinead.king@wates.co.uk)

