

# LUXBOROUGH NEWS

Bringing you the latest news from our Luxborough Street project

## IN THIS ISSUE

Construction of 14 New Homes Progressing well  
Luxborough Tower Gardens  
Landscaping Update  
Delivering a Fairer Westminster  
Faces of Westminster  
Plus much more!



Our brand new mixed-use affordable housing scheme is nearing completion.

## LUXBOROUGH CELEBRATES TOPPING OUT CEREMONY

**M**onday 4 March saw the council, along with our construction partner Wates, celebrate reaching the highest construction point of 14 new affordable homes for residents at a 'topping out' event at our Luxborough Street development.

The development will provide much-needed affordable housing for Westminster residents, as well as a new community use space, a nursery and landscaping improvement works to the grounds of Luxborough Tower.

Under the 'Fairer Westminster' strategy, the council has committed to providing at least 50% affordable housing across its 4,000-home development pipeline.

The development will include a mixture of one and two-bedroom units, seven of which will be for council homes for social rent and the remaining seven for

intermediate rent. The new homes will be offered to local people first, through the Council's Local Lettings Plan.

**Cllr Matt Noble, Cabinet member for Regeneration & Renters, Westminster City Council said:** "Delivering a Fairer Westminster, and in particular Fairer Housing is the shared priority for all at the council. These new high-quality, much-needed homes will play a role in improving the lives of our residents who may be faced with overcrowding, or other issues surrounding housing.

By also providing a new community space and a nursery we hope to further support families and the local community. We very much look forward to seeing the completion of these energy efficient homes and the difference they make to the lives of those residents who call them home."

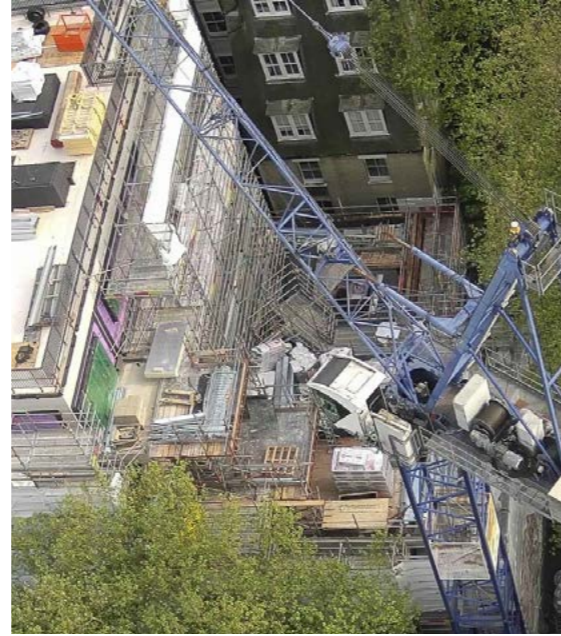


City of Westminster

## CONSTRUCTION OF 14 NEW HOMES PROGRESSING WELL

**S**ince our last update to you in February, progress of the 14 new homes is progressing well. Our construction partner Wates have completed:

- Brickwork to the ground floor and first floor
- Weatherboard to level five
- Screeding to levels one to three
- Internal walls to level two
- Installation of underfloor heating pipework on levels one to three
- Installation of windows on level five
- Scaffolding the loading bay on the level three roof



## LUXBOROUGH TOWER GARDENS LANDSCAPING UPDATE

**W**e have added topsoil to the area where the Wates cabins were located. We have replaced some of the boundary with new wooden picket style fencing. We have closed the area surrounding the tower crane and topsoil and plants will be arranged around pathways and vacant spaces.



## DELIVERING A FAIRER WESTMINSTER

**T**he vision at the heart of our Delivery Plan remains the same – to build a Fairer Westminster that supports and celebrates its communities, led by a council that combines social justice with efficient services.

As part of our commitment to be as open as possible about the work we continue to do, we are publishing our Fairer Westminster Delivery Plan for 2024-25. This sets out what we have planned for the next year and beyond.

We are proud of what we have achieved so far, but we know there is still a lot more we want and need to do, and ways of working that can be improved. Most importantly, we will continue to consider and reflect your priorities – our residents and businesses – as we build a Fairer Westminster together.



To read more about our Delivery Plan, visit [www.westminster.gov.uk/delivering-our-plan-build-fairer-westminster](http://www.westminster.gov.uk/delivering-our-plan-build-fairer-westminster)

## FACES OF WESTMINSTER

**W**e're shining the spotlight on individuals and groups across the borough who truly make a difference to their communities.

A community hub which provides workshops, a lovely social space, and a great cup of tea.

Introducing Mary Smith's pantry, based on Lupus Street, Pimlico, they are more than a food bank.

Mike Smith, the heart and soul of the Pantry said "There's no shame in needing support. Please use our services, when it comes to food you either use it or lose it."



### Mary Smith's Pantry

## INTRODUCING THE FAMILY INFORMATION HUB

**Y**our ultimate Family Support Destination! Help is available at Family Hubs across the borough and online for families with children aged from 0 - 19 with resources including free childcare, parenting programmes and advice if you have a specific need. Find support, specific for your family: [www.westminster.gov.uk/families](http://www.westminster.gov.uk/families)



# ADVANCING WORKPLACE DIVERSITY WITH SEND SUPPORT STRATEGIES

**F**ollowing the success of the ‘WE’ event, which promoted apprenticeship opportunities and was held at Westminster City Hall, two new job roles with Wates Construction have been secured by WE\* service users. Two Westminster residents aged 17 and 18 respectively will begin an 18 month inclusive apprenticeship with Wates.

Kim McGinty – Social Value Manager for Wates said “After attending the WE celebration event showcasing their clients and roles they are enjoying I felt really passionate that this is something we could offer on our sites. The team have been fantastic in sourcing candidates, arranging interviews, and guiding the team through what we needed to have in place to support the candidates. We are now delighted that we have two young people working on our site and building another apprenticeship to support a third. I’m looking forward to supporting them all throughout their journey with us.”



## WATES VOLUNTEERING SCHEME

**O**ur construction partner Wates have a volunteering programme set up monthly with Marylebone Parish Church running, through to September 2024. On Friday 26 April, Wates assembled five volunteers from Lee Marley Brickwork, Kone, SCL Interiors and Trad Scaffolders clearing the Church Gardens.

“Fred and his colleague helped us with the garden in February and did a fantastic job!” – Clara Pereira, Visitor and Volunteer Manager at St. Marylebone Parish Church.



## GET IN TOUCH

### Website

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

### Email

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### Letters

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