



Pembroke Park (Formerly RAF Eastcote) Progress Report February 2010

The following is based on our regular meeting with the site manager of the Developer George Wimpey, part of TaylorWimpey (TW).

Please circulate this update to your neighbours. If you know of any neighbours or local residents who would like an email of this monthly update please send us their email address.

Progress at 22nd February 2011

General

The site is divided into a northern and a southern section by a fenced public footpath.

We are pleased to report that the uncertainty over part of the northern site involving 53 flats/houses has been resolved and is to be retained by Taylor Wimpey. Construction of the houses by Flag Walk and Azalea Walk is planned to commence in April.

Except for applications for additional conservatories on some properties we are not aware of any new planning applications following the defeat of the application for 15 additional units in November.

The only general complaints/queries received since our last report (which we are aware of) relate to:-

- Flooding of 23-27 Flag Walk which TW claim has been cleared up.
- The problems with the main public footpath remain unresolved. Work on removal of some small "poor" trees and ivy is underway. We understand that the Hillingdon tree officer is coordinating this work
- Very late evening working laying concrete on two occasions following equipment breakdown.

Roadworks:

- Eastcote Road near the Visitors Centre – it has now been agreed with all parties concerned that the connecting of the water main by Veolia the water authority and the road works which will be carried out by TW for the pelican crossing and entrance road will be carried out together during the school Easter holidays. (A period of reduced traffic when Bishop Ramsey, Haydon and Coteford Schools are closed). The main works will be carried out outside peak hours, where possible. Local residents will be given more details. Extensive Delays Are Anticipated.
- Also during the Easter holiday period - remodeling of the Junction of Elm Avenue and Lime Grove and resurfacing that area of Elm Avenue. This is part of the work previously agreed with Hillingdon Council as part of the RAF Development. The work could take up to 3 weeks

and will be carried out off-peak. The entrance to Oak Grove will at times be closed. Local residents will receive letters with further details nearer the time.

Northern Section (from Eastcote Road to the central public footpath)

Construction work on 36 affordable and shared equity houses in the northern section - behind Spring Drive and Flag Walk - are now on internal works. Work is due to stop on these units until Autumn when final finishing works will be complete for handover in October/November

The houses in the central crescent (Flowers Avenue) are at various stages:- 262 to 265 Foundations, 266 to 276 ground floor level, 277 to 280 structures complete and 281 to 284 complete with some occupation in March.

The large concreting works for the lower levels of the large block of flats block V, (plots 350 to 375) near the footpath and Highgrove House is well underway.

Due to the siting of the Visitors Centre and with the site compound moved to the area, work on block W on the Visitors Centre site and Blocks A1, C & D behind Pretty Cottages (near Fore Street junction) will all be delayed possibly until late 2011/early 2012.

Overall it is anticipated that all construction will be complete by the end of 2012.

Southern Section (from Lime Grove/Kent Garden to the central public footpath)

All work on the southern section is substantially complete except plots 1 to 4 on Kent Gardens which have not started. Works on plots 1 to 4 will not now start until mid 2011. Occupation of block H2 (units 71 to 81) has commenced and blocks J (units 18 to 23) and H1 (units 75 to 70), by the footpath, should be occupied by March.

The original show homes have now been sold and 2 are occupied.

Overall in the Southern Section about 195 of the 203 properties are complete with about 80% occupied. None of the live-work units have been sold.

Basic work on the Community Hall in Block M is complete but Hillingdon Council still appear to have made no proposals/decision of how this is to be fitted out.

The equipment to the central specialist play area (LEAP) is complete and the safety certificate is awaited-expected by mid March

The street lighting has been installed and the CCTV including that in part of the public footpath has been installed and is working The CCTV is connected to a recording system (on a 14 day re-recording cycle) within the site.

Any complains about things happening on or near the site - contact the Site Manager Mark Leahy on 01895 676754 or mobile 07906 586189(emergency use only) and let Chris Groom-ERA (tel: 8866 0985) know the details by phone or email.

The next report will be in May 2011

Chris Groom