



Eastcote Residents Association



Pembroke Park (Formerly RAF Eastcote) Progress Report May 2011

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

Progress at 13th May 2011

General

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

Over 50% of the properties on RAF Eastcote have now been occupied and within the development they have formed their own Residents Association (eventually to be called Pembroke Park Residents Association) therefore this will be the last update report from the Eastcote Residents Association. We will however liaise, when requested, with residents /council/developer if future problems arise. It is hoped that Residents found the past reports useful/interesting.

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:-

- The problems with the main public footpath through the site remain unresolved. We continue to pressure both the Council and the Developers to establish a solution.
- Dust from the site spreading to nearby properties

Eastcote Road near the Visitors Centre – The works to the water main are complete and the Section 106 road works are underway. It is planned that the new zebra crossing, with Zeebright beacons, road island by Lidgould Close, improved pavements, etc. will be complete by next week (not two weeks ago as reported in the Gazette). The crossing is not as anticipated; a two part, light controlled crossing was expected and Councillors are investigated how this change became approved.

The vehicular entrance to the visitors centre is now via Lidgould Close (this part of the road will eventually be called Flowers Avenue)

Remodeling of the junction of Elm Avenue and Lime Grove is complete although we are not convinced that they are an improvement.

No work has commenced on relining of the existing gas main which runs through the site.

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 complete except internal works. Work is stopped on these units until Autumn when final finishing works will be completed for handover in October/November

Construction of the 53 houses in the gated area by Flag Walk and Azalea Walk has commenced on plots 288 and 289 which will be the show houses for these large detached houses. Adjacent to them there will be a sales car park and the cement silos, site storage and site car park will soon move to plots 321 to 324 behind 44 to 55 Azalea Walk

The houses in the central crescent (Flowers Avenue) are at various stages:- 278 to 284 are now occupied (282 is show home); 262 to 277 are at second floor level; 338 to 341 are on internal works; 342 to 349 are installing roof trusses; the large block V is at third floor level and units 259 to 261 will start in July.

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) and houses 222 to 224 will all be delayed possibly until late 2011/early 2012 and will eventually form a separate fenced off works area..

Overall it is still 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 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/late 2011. The original show homes have now all been sold. All Affordable Housing is handed over to the Housing Association except Block R which should be handed over by the end of May. Of the private units all are sold except 3 flats.

Overall in the Southern Section 90% of the 203 properties are occupied although none of the 12 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, we are aware that the Pembroke Park Residents Association are chasing this item.

The central specialist play area (LEAP) is complete.

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.

Chris Groom