

## Fosters Estate Newsletter

January 2022



### Contacts

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### COVID-19 update

Barnet Homes continues to work to keep residents and staff safe during the Covid-19 pandemic. For the latest information about our response, and the latest service updates, please visit our website: [www.barnethomes.org](http://www.barnethomes.org)

### Announcement of the start of works

Barnet Homes wishes all readers of this newsletter a happy new year. We are pleased to announce that the start of 2022 will see the commencement of redevelopment works on the Fosters Estate. The construction phase is the culmination of almost five years preparation, beginning in February 2017, with the first monthly Community Steering Group, embracing principles of community involvement and co-design.

Since planning was approved one year ago, in January 2021, Barnet Homes has been busy getting ready for the start of the works on site. This has included the rehousing of Cheshir House residents, as well as obtaining possession of garages and pram sheds.

### Challenges

We have faced a challenging economic environment with sharp increases in construction costs, resulting in the need for us to carefully examine the project finances, to ensure value for money. Following this review, Barnet Homes are pleased to confirm that Hill Partnerships Ltd has been appointed as the main contractor, replacing Bouygues.

### Main Contractor

Hill Partnerships Ltd are a highly regarded and experienced builder of quality homes. They have specific expertise in community-led regeneration projects and will continue the collaborative approach with residents and local stakeholders, established to date. We look forward to announcing a "meet the contractor" event where you can

engage with the Hill site team and get to know one another.

## Project Manger

Senior Project Manager, Philip Goldstone, is your key contact at Barnet Homes. An experienced construction professional, he has worked on numerous estate regeneration projects across London. Philip's priority is to listen and respond to the needs of resident and local stakeholders, throughout the duration of the project, and ensure a safe project with the least amount of disruption.

## Early works

In February, you will begin to see enabling works start on site in preparation for buildings and structures earmarked for demolition. This early activity will include the installation of site hoarding around Cheshir House and Hall, the garage blocks, and elsewhere across the site. The Main Contractor, Hill, will also construct a compound to house their temporary site facilities of cabins and containers.

## Pram sheds

Very shortly, Barnet Homes will contact all estate tenants who have use of a pram shed to arrange the clearance and return of keys or removal of personal padlocks. To enable the works to the estate to proceed in a timely manner, you will be offered a free of charge clearance of your unwanted items which we would encourage you to utilise.

## Temporary parking

Another important early activity will be the preparation of a temporary residents parking area. We know how difficult parking can be on the estate which is why we have planned for a dedicated temporary car park, for residents to use, to alleviate some of the additional pressure on parking during the works.

## Project recap

As a recap, the redevelopment of the Fosters Estate involves the construction of 217 new homes.

Seventy-five of these will be provided on the site of the current Cheshir House and Hall, which will be demolished. This new Extra Care facility will provide independent living for frailer older people, providing peace of mind that onsite care and support is available, day and night.

The remaining 142 homes are contained within five residential blocks, comprising thirteen buildings, using the estates spare capacity around the existing buildings of Fosters Court, Upper Fosters and Lower Fosters. The external appearance of existing buildings will undergo improvements.

The external space and landscaping around the estate will be significantly enhanced with planting, playspace, new pedestrian and cycle paths, and new storage for bike and refuse. The roads around the estate will be rationalised and enhanced, and it is planned that parking will be controlled for residents.

Completion of the project is due in October 2024.

## Residents requiring additional assistance

We understand that some residents may need additional assistance and support during the project, and we are keen to provide this support where needed. If you, or any member of your household requires additional support or has specific needs, then please contact Deborah Beckford so that we can discuss this in more detail.