

HERE NOW



Latest regeneration news

**Contractor announced
for Phase 2a**

**Introducing Healthy
Start vouchers**



**Meet Hardy Mansions residents,
Mr and Mrs El-Habti**

WELCOME

As spring turns into summer, the next phase of the regeneration project is really getting underway.

Moves into Hardy Mansions are almost complete, and we've interviewed a couple who've recently moved in about their experiences so far. Erith have finished demolishing the buildings on the site of Phase 2a; in this issue, you'll hear from United Living, the contractors who'll build Bond Mansions. You'll also read about some changes we've made to the overall timeframe for the regeneration project, which will enable us to complete more homes earlier.

The community in the neighbourhood is as strong and active as ever. The RSG were involved in selecting the contractor for Bond Mansions, and invite you to get involved in choosing the architect for Phase 3.

Go Golborne are helping to raise awareness of Healthy Start vouchers in the local area, and Catalyst Gateway continue to support a range of community initiatives.

As always, there are plenty of events on the horizon for you to get involved in – don't forget to check the back cover for details.

From the team at Catalyst and our partners.

02 Regeneration Update



05 Your Neighbourhood



07 Spotlight on Mr El-Habti



09 Lifestyle



11 Future Events



Regeneration Update



CONSTRUCTION OF BOND MANSIONS

Demolition of Edward Kennedy House and 73-96 Pepler House is complete.

We have appointed United Living as the construction contractor and plan to start on site in September 2017. We anticipate that the first of the 91 new homes in Bond Mansions will be ready in May 2019.

During this time the temporary haul road between Watts House and the Venture Centre will remain in place. Once the construction of Bond Mansions is complete we can dismantle the haul road and prepare the land for handover to RBKC for the next phase of the park.

REVISED TIMETABLE FOR PHASE 2

We are revising the timetable for the remainder of Phase 2 (another 321 homes) and this will impact on some residents' moving dates. The revised timetable allows us to deliver more new homes more quickly. It is realistic and takes construction traffic access into detailed consideration.

We have already rehoused most of the residents of Wells, Murchison, Katherine and Macaulay Houses. The revised timetable anticipates rehousing all residents of Katherine, Macaulay, Chesterton and Chiltern Houses and Breakwell Court by May 2019. Depending on housing needs and preferences, most households will be able to move straight into Bond Mansions in 2019 or be rehoused permanently off the estate if they prefer. Some temporary moves may be necessary.

We are aiming to rehouse all residents of Watts House by December 2021. This will allow us to start demolition in January 2022 to make way for the construction of more new homes and a road and create space for the new park.

To build the remainder of Phase 2 we will then need to demolish Katherine, Macaulay, Chesterton and Chiltern Houses and Breakwell Court. Watts House will remain in place until the new homes in Phase 2 (to be built on the site currently occupied by Katherine and Macaulay Houses) are ready for residents to move into.

We will be talking to all affected households individually about their housing needs, preferences and rehousing options.

UNITED LIVING: OUR CONTRACTORS FOR PHASE 2A



We have selected United Living as the contractor for Phase 2a.

With almost 110 years of experience, United Living is one of the UK's leading providers of refurbished and new build homes. They have significant experience on regeneration projects.

Like Catalyst, United Living are committed to creating a lasting legacy, supporting the sustainable growth of local people and businesses. They work with their partners to deliver not just high quality homes but wider benefits including training, local employment and community initiatives. The people who will live in the homes they build are always at the heart of their approach to delivery.

Robert Jenkins, United Living's Project Manager on Portobello Square, is looking forward to working on the project. 'The design is light, airy and modern, with good quality materials,' he says. 'The key thing for my team is to now get into all the details of the design so we are fully prepared when work starts. It's important that our team really becomes part of the community and we will work with Catalyst to keep local people up to date with project information.'

The Residents' Steering Group were involved in the selection process, as you'll read in the update from the Chair. United Living will start on site in September this year, building Bond Mansions on the site recently demolished by Erith.

We expect to announce the architect for Phase 3 of the regeneration project in the mid to late summer.

EMAIL UPDATES

Sign up for our email updates, and be the first to know about site works that could affect you.

We aim to let you know about any works or changes coming up well in advance – but it's the nature of construction that sometimes there will be dates we can't fix or events we can't foresee. This might be because there are lots of other factors that influence when something can happen, or because something happens in the area that we didn't expect and it affects the site. Good examples of this are the recent closure of the footpath from Portobello Road to Watts and Chiltern Houses and Breakwell Court; or the closure of the playground before Christmas.

When things like this happen, an email from us will let you know what's going on as soon as we do.

We'll only ever email you with updates on the works to do with the regeneration project that we couldn't tell you about in advance, and that may directly affect you. Any promotions or other communications that you may have signed up for from Catalyst, or operational messages, will come from other parts of the business.

If you'd like to receive these updates, please email portobellosquare-updates@chg.org.uk. We won't share these details with any third parties, and you'll be able to opt out of the messages at any time by replying.

NEW GREEN SPACE AND FOOTPATH OPEN ON PORTOBELLO ROAD

The new green space on Portobello Road will be complete and handed over to the Royal Borough of Kensington and Chelsea at the end of May.

This means that the footpath that used to run from Portobello Road to Breakwell Court, Watts House and Chiltern House will be turfed over and is now closed. A new footpath, leading round the back of the new green space, will open to be used to get to these buildings.



HARDY MANSIONS PRIVATE SALE HOMES FILL UP

All 53 homes for private sale in Hardy Mansions have been sold, getting us well on our way to creating a thriving mixed-tenure neighbourhood at Portobello Square. It's not too late to register your interest for the next phase, though!

The homes sold included 1-bed and 2-bed apartments, and 3-bed townhouses. Finished to a high specification inside, they blend seamlessly with homes for shared ownership and social rent in Portobello Square's tenure-blind streets.

If you're interested in a home on the next phase, don't delay! For more information, call our sales team on 020 7758 8478, or email Portobello.Sales@chg.org.uk

RESIDENTS' STEERING GROUP UPDATE

It's amazing to walk along Wornington Road and see the space where Edward Kennedy and 73-96 Pepler Houses used to be. Erith have done a very good job on this demolition, even finishing ahead of schedule. Having spoken about Phase 2 for a long time, it's nice to be able to see progress with our own eyes.

The next stage is building Bond Mansions, and we're very happy to welcome United Living to the estate as the new construction contractor. We were very impressed with them during the procurement process. They gave good answers in both their written and face-to-face questions. We believe they will be a positive presence in the neighbourhood. We look forward to working with their Resident Liaison Officer and the rest of the team.

In terms of our recent work, we're happy to welcome three new members to the committee. They will bring experience, dedication and enthusiasm to their roles – and help us continue to oversee the regeneration programme so it benefits all residents.

We had a great turn-out of residents at February's public meeting. Tim Porter, Regeneration Manager, introduced himself, went through the regeneration programme and answered residents' questions. If you would like to suggest a topic at future meetings, let us know at worningtongreen@newmanfrancis.org

A key area for all residents is estate maintenance. We're very pleased with the work Catalyst did on cleaning Wornington Green and greening its gardens in March. The challenge for us is to hold Catalyst to maintain these high standards across the whole estate. Got comments or ideas about keeping our estate looking nice? Let us know at worningtongreen@newmanfrancis.org and we can work together.

After all, we're your RSG – What do you want us to do for you? What's important to you? We're here to listen, and work with you and for you to make this neighbourhood a place we're all proud to live in.

Coming up over the next few months:

- Working with Catalyst to appoint the architect for Phase 3. If you're interested in being involved in this, let us know.
- The contract of Newman Francis, our current Independent Tenants Advisor, is due to end in September this year. We will be working with Catalyst to retender the service in the summer. The service will be retendered for a further three years.



GROWING PORTOBELLO SQUARE'S COMMUNITY OFFER

This neighbourhood is known for its lively community, and is full of fantastic initiatives that have grown straight out of what people here need and enjoy. Throughout the regeneration, Catalyst Gateway have been supporting those initiatives to grow in strength and scope. For every £1 they've invested, they've secured another £3.48 of funding from partners – even more when you include 'in kind' support like volunteer hours. And the community have put it all to great use...



Goldfinger Factory

A social enterprise based in Trellick Tower, Goldfinger Factory worked with Catalyst to do up the Catalyst community shop at Paul House. Catalyst are also sponsoring a place on their trainee programme, which trains local young people in the skills they need to become self-supporting craftspeople. This creates another paid traineeship for Portobello Square, and gives Goldfinger another pair of hands to make beautiful furniture from upcycled materials. A third of Goldfinger Factory's profits go back into local projects, so the investment delivers benefits far beyond the trainee themselves. Through this work, Goldfinger Factory have developed a strong relationship with Catalyst and are now delivering community projects in some of our other neighbourhoods.



North Kensington Women's Textile Workshop

A great way of getting local women together and active in the community, the North Kensington Women's Textile Workshop worked hard to create the beautiful cushions and lightboxes you see in the Community Shop at Paul House.

Catalyst Gateway are helping the group develop the capacity to bid for their own funding, by covering their hall hire costs to provide stability and supporting events that raise their profile in the local area.

If you'd like to find out more about any of these projects, contact Donna Kelly, Community Investment Co-ordinator, at Donna.Kelly@chg.org.uk

KENSINGTON RESIDENTS LEARN ABOUT HEALTH AND WELLBEING

Over 40 older residents attended a Health and Wellbeing Fair at Portobello Hall, organised by Catalyst in partnership with Wornington Green Community Group and Age UK Kensington & Chelsea.



Visitors were treated to free head and shoulder massages, eyebrow threading and mini-manicures courtesy of ten students from Kensington and Chelsea College.

They said:

"I met a lot of people today, you should do something like this more often."

"I feel a lot better within myself, I feel so relaxed getting pampered."

"Everyone is so friendly, it's like a big community, such a close community."

Health trainers were also on hand to provide advice on the health and wellbeing support available locally, and to take people's blood pressure. In addition, the local Community Champions encouraged people to sign up as volunteers, and promoted free activities that residents can get involved in.

To find out more about free activities for older residents, contact Wornington Green Community Group on **07572 137 546** or Patricia Poorman on **0300 456 2099**.

Visitors really enjoyed the chance to relax and take time for themselves while getting to know their neighbours.

Community Champions

With the local Public Health Team and Catalyst, the Venture Centre launched the five-year Community Champions project in summer 2016. These brilliant volunteers support people in the area to live well and enjoy life. So far, 19 Champions have been trained in a Level 2 qualification, and used it to deliver 500 hours of support to local people. Since the project launched, they've run campaigns on cancer awareness, oral health and winter health. They've also surveyed residents to find out health issues, and organised a festive day of fun and relaxation at Christmas for around 30 local families.



SPOTLIGHT ON

MR
EL-HABTI

The new streets
are quiet and clean,
and they feel
very safe.

“

As moves into Phase 1 of Portobello Square draw to a close, residents are settling into their new homes and beginning to get a feel for the new neighbourhood. Mr and Mrs El-Habti moved into their flat in Hardy Mansions towards the end of March, and already have it looking and feeling like home. They're excited about their new home and the prospects for the neighbourhood.

Abdeslam El-Habti remembers the exact date he came to the UK from Morocco: 8 July, 1970. He's lived in Ladbroke Grove ever since. It's his close network of friends that keeps him here, he says. Since he retired from his job as a chef at St Charles Hospital, he can be seen most days in the many cafés around the neighbourhood, spending time with people he's known for years. He likes the variety of coffee spots in the area, from Moroccan cafés to Portuguese patisseries.

"I'm used to this place and I like it here," says Mr El-Habti. "It's always been a good area, but I hope it will be even better when the regeneration's finished. The planters of flowers around the neighbourhood are a lovely touch." His wife Badaea is looking forward to being able to walk straight through Portobello Square using the new streets on her journey to work.

The El-Habtis are also happy with their new flat, which they say is warmer and brighter than their old one. Although they moved in a short time ago, the living room is already neat and inviting, with large sofas and vases of flowers to brighten it up.

"We didn't have a balcony before, so that's really nice," says Mr El-Habti. "We've already enjoyed sitting out on it a few times. I like the new buildings too. It's a relief to have a lift that goes to the same level as our flat – with my heart problem, the stairs in our old place were getting quite tiring."

"The living room is a bit smaller than our old one," says Mrs El-Habti, "but the bedroom is much bigger, which I really like. The design of the new bathroom is lovely too." Hejrae, Mr El-Habti's daughter, is happy to see the couple in a bright, cosy flat. "The old flat was quite dark, which was a bit depressing," she says. "The big windows here really make a difference."

With help available from Catalyst every step of the way, the couple found the move surprisingly easy. "Catalyst gave us boxes for our things, organised the moving van – everything," says Mr El-Habti, "I just filled up the boxes, and they did the rest." "They've been super spoilt," says Hejrae, "Catalyst are even sending someone to put their pictures up!"

Phase 1 of the regeneration project is coming to a close, but that's not the end of the changes the neighbourhood will see. When United Living make a start on building Bond Mansions this autumn, the El-Habtis and their neighbours will see more of Portobello Square come to life around them. With a focus on reinstating the original street pattern and knitting the neighbourhood firmly into the surrounding area, the regeneration project will only strengthen the community that's kept the couple here for so many years.



“Families who qualify for Healthy Start coupons can now use their vouchers at fruit and veg stalls on Portobello Road and Golborne Road, after market traders signed up to accept coupons.”



GO GOLBORNE – INTRODUCING HEALTHY START VOUCHERS

Families who qualify for Healthy Start coupons can now use their vouchers at fruit and veg stalls on Portobello Road and Golborne Road, after market traders signed up to accept coupons.

Healthy Start is a national scheme that helps families achieve a healthy balanced diet, by providing vouchers for pregnant women and those with children under the age of four. Vouchers can be spent on milk, including infant formula, and plain, fresh and frozen fruit and vegetables.

To raise awareness of local traders accepting vouchers, a promotional stall was organised by Go Golborne, the Royal Borough of Kensington and Chelsea market development team and Mytime Active in January.

Local Councillors visited during the day to meet traders, and passers-by were treated to giveaways, recipe ideas and samples of delicious dishes made using produce available from the market.



For more information visit www.healthystart.nhs.uk. For a map showing where each trader is located, visit www.rbkc.gov.uk/healthystart

WHAT'S BEST RIGHT NOW? FRUIT AND VEG CALENDAR

Winter



Apples, beetroot, swede, sweet potato, celeriac, clementine. Sweet roots and veg for roasting will see you through the winter months.

Spring



Rhubarb, purple sprouting broccoli, lemons, leeks, cauliflower, grapefruit. Fresh spring ingredients make for zingy salads and pasta dishes. Stewed rhubarb with custard or yoghurt is a real treat!

Summer



New potatoes, peas, raspberries, strawberries, lettuce, tomato, radish, watercress. Fruit and veg at the height of the season hardly need preparing. A simple summer salad and ripe fruit to finish will be perfect.

Autumn



Kohlrabi, pumpkin, broccoli, blackberries, cavolo nero, plum. Think warming soups and sweet, earthy roasted veg, topped off with a pie or crumble.

FUTURE EVENTS

The Catalyst team are working on a wide range of events and activities through 2017, with the following scheduled to take place over the Summer.



Margate – day out at the seaside

Saturday 22 July

For more information contact the Venture Centre on **0208 960 3234**



Portobello's Park Party

**Sunday 30 July
12pm – 4pm**

Athlone Gardens



Venture Centre Family Fun Day

**Saturday 12 August
12pm – 5pm**

Venture Centre
103a Wornington Road
For more information contact the Venture Centre on **020 8960 3234**



Coffee Afternoon

**Every Wednesday
2pm – 4.30pm**

Portobello Hall
304 Ladbroke Grove



Bingo

**Every Sunday
3pm – 5.30pm**

Portobello Hall
304 Ladbroke Grove



Portobello Walks

**Every Wednesday
6pm – 7pm**

Meeting point: The bench in the entrance hall of Sainsbury's off Ladbroke Grove, W10 5AA

Wornington Green

Catalyst General Enquiries:
Office open Monday to Friday 8am – 5pm
0300 456 2099

Catalyst Emergency Repairs:
Out of Hours – Evenings & Weekends
020 3589 2985

General Construction Enquiries

Timothy Porter, Regeneration Manager
timothy.porter@chg.org.uk

Portobello Square

To report defects & repairs contact the Aftercare team on: 0300 456 2093
Out of hours emergency repairs: 0843 658 5060

Portobello Square Sales

For appointments please call:
020 7758 8478
www.portobellosquare.co.uk

