

RESIDENTS NEWS



ST. ANDREW'S PARK

UXBRIDGE

A NEW COMMUNITY BUILT ON 170 YEARS OF HISTORY

www.standrewsuxbridge.com

Development

Update - Town Centre West & St. Andrew's Square

Your views are needed as consultation kicks off next year on plans for St. Andrew's Square.

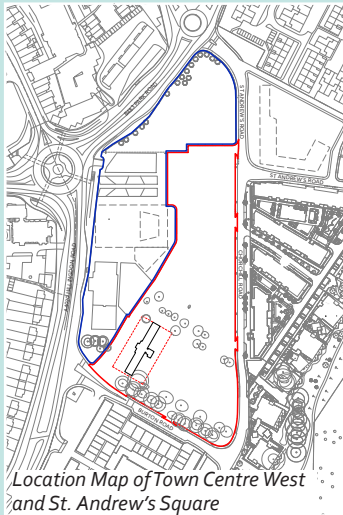
As you may be aware, we have been working on the vision for the final phase of St. Andrew's Park – which includes the area bounded by Hillingdon Road, Park Road, Churchill Road and Burton Road.

This part of the site includes 'Town Centre West', which comprises the area of land which runs alongside Churchill Road (see area shown in red line below for reference).

Plans for Town Centre West were originally submitted several years ago and the council recently reconsulted on them, before approving an updated version of the plans at Major Applications Planning Committee on the 30th November.

This will be a vibrant new part of St. Andrew's Park, delivering new homes and associated parking, and space for new shops set within beautifully landscaped surroundings.

Construction of Town Centre West is expected to begin in the new year, with early works to adjust the footpath connection to Uxbridge Town Centre now completed and an alternative footpath open for use.



Location Map of Town Centre West and St. Andrew's Square

Alongside approval of Town Centre West, the committee confirmed that the council no longer wished to progress a theatre within the wider site or take on the Grade II Listed former cinema building.

Following this we are keen to work with the community to create a new mixed-use

masterplan in the eastern part of the site (see areas shown in blue line below for reference), which could include flexible community space and new leisure spaces, alongside a new public square and high-quality homes. We are also looking at the best way to refurbish and improve the former cinema building and finding an active use for it that supports Uxbridge's cultural offer and existing town centre uses.

We know the community is keen to see the site developed and improved, which will help to improve accessibility to the town centre and provide more amenities closer to home. Working with you, we want to create a vibrant new part of St. Andrew's Park which delivers these local amenities and helps the area remain sustainable.

We're excited to be able to share our initial ideas next year, and are looking forward to hearing the views and opinions of the local community. We'll be writing to the whole community to let you know how you can get involved in the plans and share your feedback.

Road Safety

Road Safety Update

We have been having monthly collaboration meetings with LBH Road Safety and School Travel team to discuss and plan how we can make the roads safer especially around the school on Bader Way and St. Andrew's Road.

We have prepared a series of options for improving the St. Andrew's Road and Churchill Road junction to LBH Highways for their review and action as St. Andrew's Road is fully adopted and therefore outside of our jurisdiction. We are keen to work alongside LBH Highways and are regularly in discussion as to the best solution we can jointly deliver to ensure an improvement to the safety and operation of this junction.

Alongside this, we have also presented a draft proposal for reducing the forward visibility along Churchill Road in order to reduce speeds along this stretch of road. We will be consulting with residents on these options as soon as

practicably possible, however, as we are in the process of getting Churchill Road adopted (with St. Andrew's already adopted) it is essential we firstly understand from LBH Highways what is a suitable solution from their perspective to avoid showcasing options which can ultimately not be delivered.

We remain committed to the safety of the roads throughout the estate and will continue to work alongside the local authority Highways team, providing updates wherever we can.



Mainstay update

Following some concerns raised by residents regarding the garden maintenance across St. Andrew's Park, Mainstay has been carrying out regular site visits with the gardeners to walk around and ensure the standards across the whole site are improved.

Scotscape have recently advised that they would be happy to meet any residents on site to discuss any concerns

directly with them, therefore if you would like to make an appointment please send your request to standrewspark@mainstaygroup.co.uk

In addition to this please also note your property manager **Jodie Lynch** is still on site every Tuesday and is happy to meet with residents to discuss any maintenance or service charge queries that you may have.

Customer & Community

Residents' Working Group

We would like to establish a Residents Working Group forum, to facilitate engagement between elected homeowners representing the community, the managing agent and other local stakeholders.

The purpose of this group will be to discuss the estate and its management as well as wider community issues and to share any ideas for managed areas that the residents and owners would like to see in place.

Many of the communal areas at St Andrew's Park are unlikely to be adopted by the local authority, so need to be privately stewarded for the benefit of residents on site. The management company has been established to manage, maintain, and eventually own the areas of open space and site infrastructure that are not adopted.

The management company: St Andrew's Park Estate Management Company Limited will also be responsible for general governance of the development. The current directors of the management company are representatives from VSM, however in the

future this role will be carried out by residents.

The Working Group will provide a point of contact for all parties involved in the matters relating to St Andrew's Park Estate Management Company Limited and the communal assets. Residents, local councillors, housing developers and any other significant stakeholders to help provide a focus for the growing community at St Andrew's Park will be invited to join.

If you are passionate about St. Andrew's Park, have a strong sense of community and can spare some time, then please step forward to join the Residents Working Group forum and represent your fellow residents, be their voice and help shape the future of the St. Andrew's Park community. To register your interest please contact: Email: info@standrewsuxbridge.com



Managing Agent

Following on from the webinar on 11th November to select a new managing agent for the estate, we asked residents for feedback to help us decide which managing agent we should engage.

Thank you to residents who attended the webinar and completed the feedback form, we will communicate with you in January 2022 about the appointment of the new managing agent.

Please note this appointment is for the estate areas only. Please continue to contact Mainstay with any issues or concerns you may have.

Customer & Community

Site Wide Survey

Thank you to all who completed our resident survey in summer, the feedback has been useful in helping us to look at ways of improving the service you receive from VSM and our contractors. The key themes were around road safety, parking management, the service you are receiving from our contractors and landscaping.

In response to this we have circulated the parking consultation, hosted the managing agent webinars to gain further feedback and we continue to work with key stakeholders to improve the road safety. We will communicate detailed feedback on survey results in February 2022.

Parking

Thank you to everyone who responded to the parking consultation. Your comments have been invaluable in helping to shape the new set of rules, which we hope will help to improve road safety and deter inconsiderate parking. We will be writing to you in the next few weeks with full details of the new parking policy.

Sustainable Travel

We want to encourage residents of St. Andrew's Park to travel more sustainably and reduce their carbon emissions and congestion while enjoying a healthier and cleaner lifestyle! For that reason, we are offering £50 sustainable vouchers to all households (one voucher per household), that can be used towards one of the followings:

- **Cycling:** for use towards buying a bicycle or cycle equipment for each household, just get in contact with your Travel Plan Co-ordinator and a voucher to spend at a local bike shop will be pedalling its way to you.

- **Public transport:** top up your Oyster card for free and see how easy it is to venture across London! (Important: please read Transport for London's travel guidance with regard to COVID-19).

- **Car club:** as part of the new car club space being introduced at St. Andrews Park, if you are over the age of 23 and meet Hertz terms & conditions, you are entitled a free 1-year membership at Hertz 24/7. Additionally, you can use your £50 voucher towards car club trips. At a maximum mileage rate of 33p per mile, you can make lots of trips for free!

- **BikeSafe:** if you like to get around by motorcycle, you can claim a free BikeSafe Workshop at one of the nearby locations, Taplow or Brent.

- **Working from home:** if your plan is to commute less in the future, why not spend your £50 voucher on home office equipment?

If you want to know more about the above please have a look at the Travel Pack that we have prepared for you: <http://www.standrewsuxbridge.com/wp-content/uploads/2021/12/sap-welcome-pack.pdf>

SAPRA

Christmas Carol Concert: Reminder

At this time of year we all look forward to special times with family and friends. VSM is supporting the local Christmas Carol Concert on Saturday 18th December for the benefit of St Andrew's Park residents.

Refreshments, including mulled wine and mince pies, will be available for free from 6:30pm in the community hall immediately behind St Andrew's Church. Please take this opportunity to meet up with your neighbours.



You are also welcome to attend the Christmas Carol Concert taking place in the church from 7:30pm:
Children: free, Adults: £10)

Councillor Graham

Local Councillor Raymond Graham will be retiring in the near future, councillor Graham has worked closely with the community to resolve key issues. We wish him well on his retirement.



Resident Communication: Discourse

SAPRA are starting a chat arena for all residents within the estate which is in early stages. The chosen platform is Discourse which operates without the need for phone numbers.

There is a request for experienced Discourse users to help moderate and maintain categories.

Suggested categories being:

Parking Events
Local businesses Local tradesmen

Please see the link forum link here <https://forum.sapra.uk/>
Please email committee@sapra.uk if you have any queries or are able to support the moderation and maintenance of this platform.

*Wishing
you a
Merry
Christmas*