



South Oxhey Community Board Report

8th October 2018

1. Community Development Update

Phase 2 Ground-Breaking Ceremony

A Ground-Breaking Ceremony will take place on 17 October 2018, to mark the significant milestone of Phase 2. Phase 2 will deliver the next 174 new homes, including 48 homes at social rent, 8,500sqft of retail space and a new market place. The event will be attended by various organisations such as Hertfordshire Local Enterprise Partnership and the Homes and Communities Agency, as well as the Chief Executive of Three Rivers District Council and key senior members from Countryside and Home Group, Councillors and Community Board members. The event will include presentations and speeches followed by a variety of refreshments hosted by local retailers at Phase 1B.

Children's pictures displayed on Phase 2 hoarding

A drawing competition took place with Oxhey Wood Primary School in Spring 2018. Winners were selected and are due to receive £20 WHSmith vouchers, with all children due to receive a goody bag. As a result, the winning drawings have been used on the Phase 2 hoarding as shown below.



Phase 2 Hoarding

Residents newsletter

The Residents' Summer Newsletter was distributed in July. Countryside and Home Group are currently working on a winter issue, due to be distributed in November 2018.



Community website

Our community website provides residents with information on the development and its phasing, how to get involved and how to join our apprenticeship scheme.

Browsers will find the latest construction updates and news, answers to frequently asked questions, overview of the project partners and the team, how to get in touch, and downloadable documents including copies of the newsletters.

Website address: <http://www.lovesouthoxheycentral.co.uk/>

2. Employment and Training Update

Phase 2 is in demolition stage and therefore currently has no apprentices on site. Countryside anticipates employing, through Joe Brennan Training, a similar number of apprentices to Phase 1A, following its success. Phase 1A employed four apprentices in carpentry, bricklaying and plumbing, with an excellent result of three apprentices gaining full employment and qualifications.



3. Construction Update

The Satellite Sites

The units are now completely occupied.

Parcel 1A

All homes on Phase 1A are now complete and available for occupation. The first occupations began taking place over summer 2018.

Station Approach

The first phase of Station Approach is now complete. The building, placed in the middle of Station Approach, is progressing well with windows now installed. First fit outs will be ready to commence mid-October and Station Approach will be completed by the end of the year.

Phase 2

The Ox Pub site is progressing well with the final pour of concrete scheduled for 28th September. The site is now accessed directly from the site accommodation as we have rerouted the public walkway from Henbury Way to Bridlington Road to the south. The temporary footbridge has now been removed. Moving forward, the tower crane is now commissioned and in operation.

The main Phase 2 site (former Luffenham House and block north of St Andrews Road), is under the control of the demolition contractor Downwell. The demolition contractor is progressing well with main demolition completed and the final works due to be finished by early October. The site is on programme.



Phase 1A units complete with residents moving in



Phase Two



Station Approach

4. Planning Update

Full planning consent is in place for Phase 1 and Phase 2. Outline consent is in place for Phase 3. Planning design will soon commence for Phase 3 Reserved Matters Application.

5. Housing Update

No update.