

New Homes on the Aintree Estate

Newsletter #13 September 2025

Higgins
PARTNERSHIPS

h&f
hammersmith & fulham

CONSIDERATE
CONSTRUCTORS
SCHEME

Project Updates

Higgins Partnerships are progressing works to build new homes on the Aintree Estate. In this newsletter, we want to give you some more information about works on site and recent social value activities delivered within the community. We have also provided some FAQ's addressing common questions that are raised by residents.



Image of Block B/C



Image of Block C

At a glance: Completed and Upcoming Works

Works carried out since August 2025

- Scaffold strikes on Blocks B & C - Pellant Road and Williams Close.
- Brickwork completed.
- Williams Close temporary road installed while groundworks continue.

Upcoming Works

- Balcony installation along Pellant Road.
- Scaffolding to be struck and removed from site.
- Cranes to be removed from site.
- Brickwork silos to be removed from site.
- Groundworks along Williams Close to be completed.
- Internal sprinklers, electrics and mechanical installation to continue,
- Windows and external doors installation to continue,
- Demolition of part of the Chasemore House walkway and installation of temporary ramp over the stairs to Williams Close.

Social Value and Community Engagement



Nature Day – Tiny Forest, Wildflower and Meadow Day | June 2025



Hammersmith Community Gardens Association – Phoenix Farm Volunteering | July 2025

Community Engagement

Between June - August 2025, Higgins Partnerships took part in a variety of community engagement activities. Please see summary below:

In June 2025, the team joined Tiny Forest Nature Day at Hammersmith Park during London Climate Action Week, helping with activities like measuring tree growth, testing soil and counting earthworms to assess biodiversity.

We also donated off-cut pipes to Sir John Lillie Primary School, who plan to use them to create new play equipment that supports children's creativity and development.

In addition, our team volunteered at Phoenix Farm with the Hammersmith Community Gardens Association (HCGA), helping with fruit and vegetable picking, tidying up and watering plants around the garden.

School Engagement

In July 2025, our team joined a career workshop at Hammersmith Academy in partnership with Construction Youth Trust. The session helped Key Stage 5 students learn about the built environment and explore different career paths in construction, including how to access these opportunities.

We also met with our partner, The Skill Centre - Earls Court to strengthen our collaboration and support local Hammersmith residents in joining our project as the new academic year begins.

In July 2025, we attended the Greenskills and Sustainability Construction Job Fair, where we spoke with attendees about careers in construction and shared information about our apprenticeship and work experience programmes.

Frequently Asked Questions

Q: How many homes will be built and what size?

A: The project will deliver 134 new homes: 39 for Social Rent, 28 London Affordable Rent, 45 for Shared Ownership and 22 Private Sale. The new homes are a mix of one, two and three-bedroom flats.

Q: How do I find out more about moving into the new homes?

A: The new social rent homes will be prioritised for local people in housing need. Anyone interested in these homes should join the council's housing register: www.lbhf.gov.uk/housingregister

The new shared ownership homes will be prioritised for people who live or work in the borough. You can find out more information and register for shared ownership in the borough through the council's Home Buy team: www.lbhf.gov.uk/homebuy.

Q: Where will the new residents park?

A: The only new car parking spaces will be for Blue Badge holders. Otherwise, the remaining new homes will not be provided with a car parking space and will not be allowed a street parking permit. Cycle parking storage will be provided for 250 bikes.

Q: Will new trees be planted on the site?

A: 63 new trees will be planted. Most new trees will be located on site, with 24 planted elsewhere in the neighborhood. There will be a mix of mature, medium sized trees and sapling trees planted, all being native species to support enhanced biodiversity.

Q: How will the wider community benefit from the proposal?

A: There will be significant improvements to the site landscaping and public realm, including the creation of new spaces for residents to enjoy, new play space, nature spots with seating, a green walkway through the development and outdoor exercise equipment.

Read the full list of FAQs here: www.lbhf.gov.uk/hartopplannoy.

Keeping You Up to Date

Our Managing Resident Liaison Officer, Joan Borzak is keeping the community up to date through newsletters, noticeboard displays and responding to day-to-day queries from residents. Joan is onsite weekly on Mondays and Thursdays. Please see the 'Project Contacts' details to the right to get in contact.

In addition, please feel free to join the Aintree Estate WhatsApp Group by scanning the QR code provided.

Visit the Project Website

Visit the Council's webpage to view or download copies of this newsletter and read the latest updates: www.lbhf.gov.uk/hartopplannoy.

Employment and Training

We have Apprenticeships, Jobs and Work Experience Placement opportunities available on the project.

We are currently seeking a [Project Co-ordinator Apprentice](#) to support the on-site Technical team, working alongside our Assistant Project Co-ordinator. We are looking for an enthusiastic candidate with a strong desire to learn and work in the construction industry, who can work well in a team, possesses a basic level of knowledge in Asta Powerproject software and who has good computer literacy skills (Word, Excel, and PowerPoint). If you are interested in this opportunity or any of our other opportunities noted above, please send your CV to: CSR@higginspartnerships.co.uk.

Aintree Estate
WhatsApp group



Scan this QR code using
the WhatsApp Camera
to join this group

Project Contacts

Higgins Partnerships

Cristian Baltei MCIOB

Project Manager

Phone: 07719 927 333

Email: hartoppandlannoy@higginspartnerships.co.uk



Joan Borzak

Managing Resident Liaison
Officer

Phone: 07793 902 544

Email: hartoppandlannoy@higginspartnerships.co.uk



Hammersmith & Fulham Council

Sheryl Martin

Development

Engagement and

Aftercare Manager

Phone: 07776 672 969

Email: HLP@lbhf.gov.uk



Emergency out of hours contact:

0871 750 3001

Site Working Hours

Monday – Friday 8am to 6pm

Saturdays - 8am to 1pm

We will not work on Sundays or Bank
Holidays.

Translation? Traduction? Traduzione?
ترجمة? Traducción? Tradução?
Tłumaczenie? Übersetzung?

Large print, any other
alternative formats, or if you
have any questions please get
in touch:

hartoppandlannoy@higginspartnerships.co.uk