

# Introduction to Thames View House



**The £20m+ redevelopment of Thames View House (TVH) represents a key regeneration partnership opportunity between PA Housing and Hill to replace the existing building with high quality homes that will contribute to the wider neighbourhood improvements.**

The building will consist of 97 shared ownership and social rented residential units within a six and nine storey building. The scheme will also include a new community facility on the ground floor level; this will be leased to the Thamesview Pre-School, which currently operates from the community room in the existing building.



What	When	Impact		
		Dust	Noise	Traffic
Enabling works	Summer 2022			
Main site hoarding	Summer 2022	●	●	●
Demolition	Autumn 2022	●●●	●●●	●●●●
Piling	Winter 2022/2023	●●	●●●●	●●
Concrete frame	Winter/Spring 2023	●●	●●●	●●●●
Internal fit out	Summer 2023	●	●●	●●●
External works	Winter/Spring 2024	●●●	●●●	●●●
Handover completion	Autumn 2024	●	●	●●

● Low levels    ●●●● High levels

### Additional scheme outputs

- 4 out of 97 homes will be wheelchair adaptable
- 1:1 parking ratio (97 in total, 20 of which will be electric)
- 35% CO<sub>2</sub> improvement on building regulations
- Financial contributions to the local park and transport
- Enhanced fire safety measures
- High level of sustainability

## Meet the team



**Harvey Dhmi**  
Deputy Regional Director



**Kevin Geraghty**  
Contracts Manager



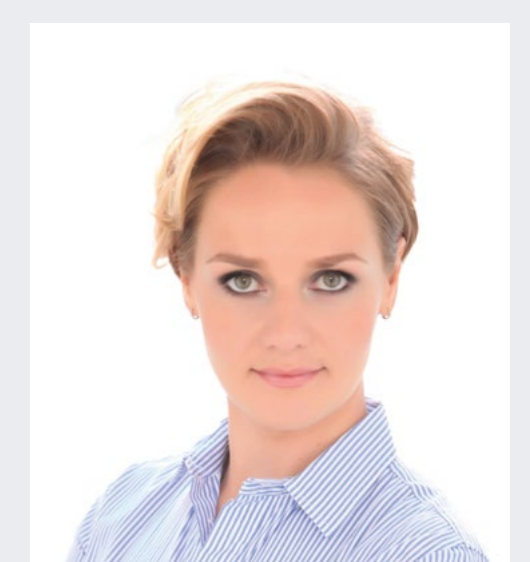
**Andy Owens**  
Senior Contract Surveyor



**Chris Pedersen**  
Site Manager



**Annabel Sobers-Richards**  
Social Value and Community Manager



**Aga Storer**  
Technical Manager

# About Hill



**Hill is an award-winning housebuilder and one of the leading developers in London and the south east of England, delivering both private for sale and affordable homes. Our vision is to be the UK's leading, most trusted housebuilder, creating exceptional homes and sustainable communities.**

We employ more than 700 dedicated staff who are passionate about what we create and the manner in which we work. Our head office in Waltham Abbey is an award winning campus and we also operate from regional offices in Abingdon, Crawley, Cambridge and Norwich so that we can utilise our local knowledge of the markets.

Our developments range from city centre apartments and spacious family homes for growing families through to large luxury residences.

## Project examples



### New Union Wharf, Isle of Dogs

Residents were at the heart of the decision-making process at this multi-phase redevelopment programme on the banks of the River Thames. Work began to replace the 169 original homes with 399 modern, energy efficient properties in 2013 and the project is due to complete this year.



### Agar Grove, Camden

This is the largest Passivhaus regeneration development in the country. It has won a number of sustainability awards and been praised for its "radical nature, saving residents money on energy bills and also encouraging them to live sustainably", and for having community regeneration and social sustainability at the heart of the project.



### Rectory Park, Ealing

This successful estate regeneration, in partnership with Network Homes and Ealing Council, included the phased demolition of 270 dwellings and the development of 449 new homes, built in four phases, along with community facilities and new landscaping.



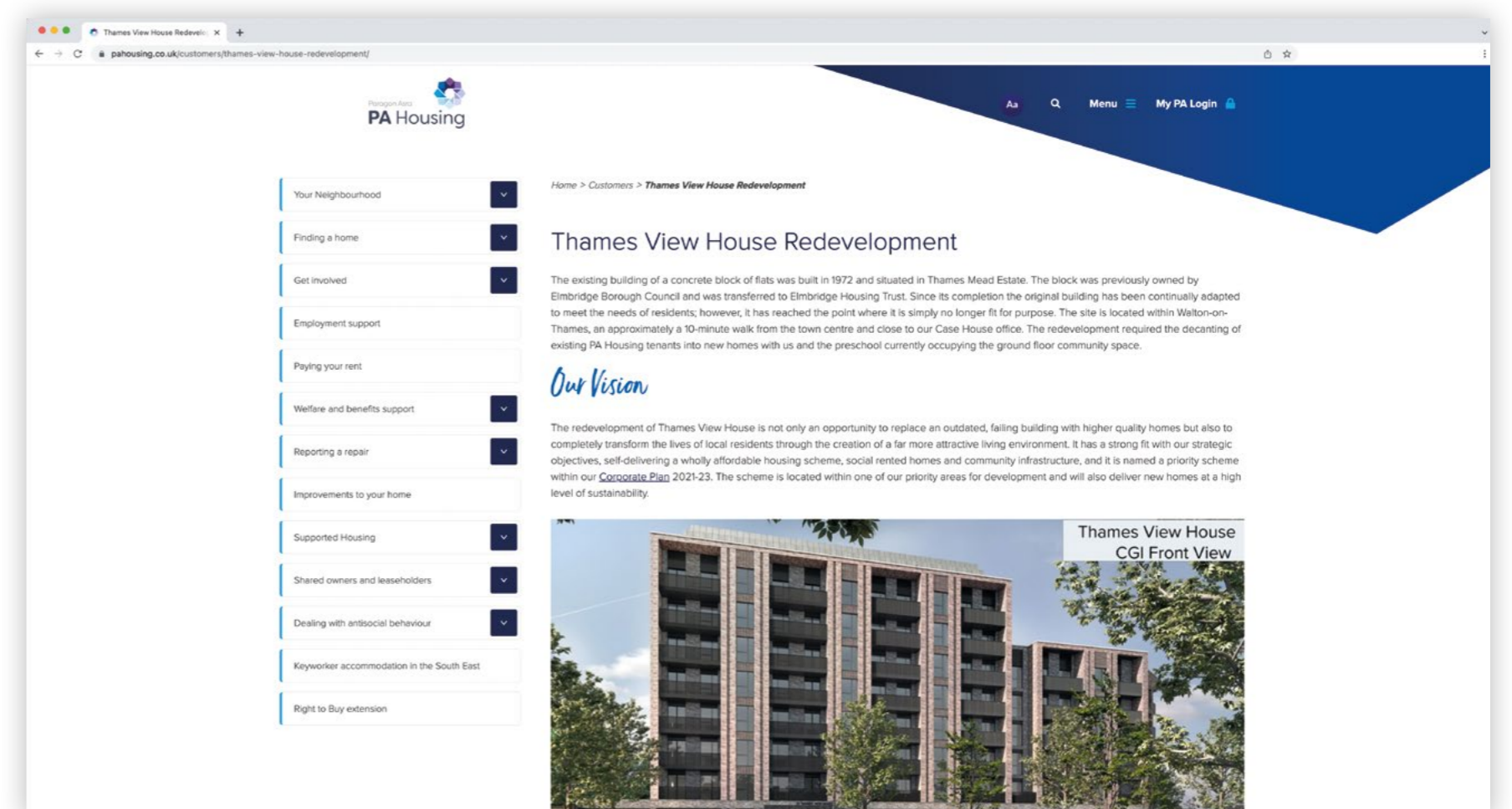
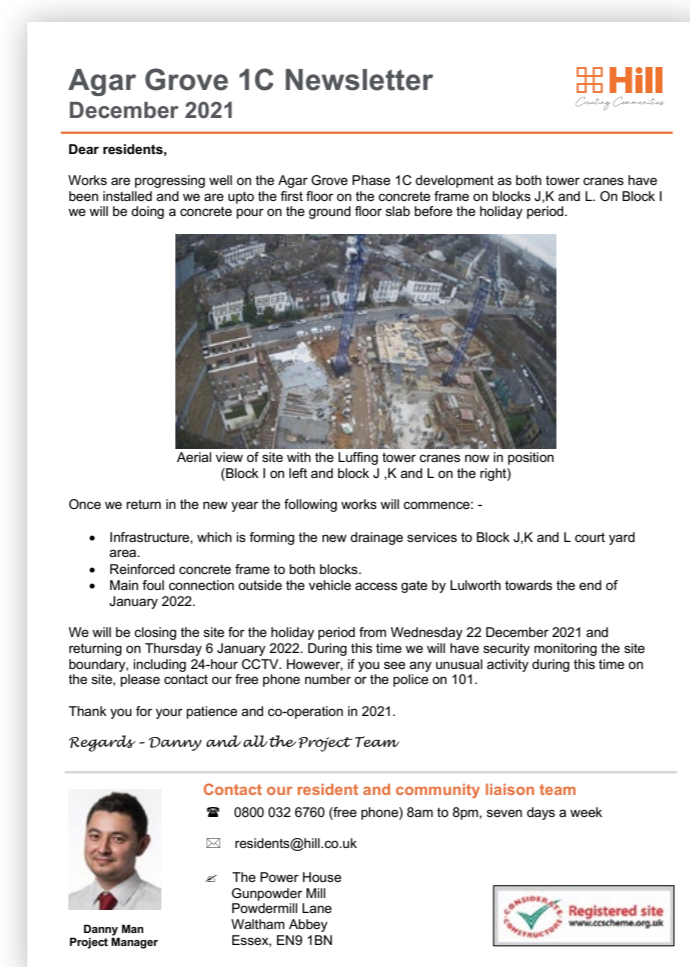
### Fish Island Village, Hackney Wick

The 600 new homes at this award winning regeneration project in East London, developed with our partner Peabody, are part of a new and vibrant canalside community which includes creative studio spaces. Around 90% of the homes were sold to local people.

# What can you expect from us



- Newsletters and updates on progress



- Drop-in sessions at various stages throughout the programme



- Engagement with local stakeholders including schools and community groups



- Initiatives involving the local community



# Social value and communities



**With community central to every project we deliver, our driving force is to ensure we make a positive contribution to the people living and working at our developments. We aim to ensure the positive impact of this work is felt for generations to come through social, economic and environmental programmes designed to improve the prosperity and wellbeing of an area.**

We provide apprenticeships and support training schemes to facilitate education and local job opportunities, opening up our industry to a more diverse pool of talent. And by supporting charities and social enterprises, we help to tackle a number of issues faced by some of the most vulnerable and marginalised in our society.

So while bricks and mortar can provide one of the most basic human rights – a home – we're also committed to building with the social and economic tools conducive to happy, thriving communities, now and in the future.

Thames View House redevelopment offers Hill a unique opportunity to support some of Walton-on-Thames's well-known and established community organisations like:

- The Walton on Thames Viking Sea Scouts
- Walton & Hersham Foodbank
- Walton Charity

We will also celebrate the completion of the new Thamesview Pre-School by holding a FREE community fun day for local residents.



#### **Teviot Estate, Tower Hamlets**

The local community is at the heart of our plans for the Teviot Estate in Tower Hamlets and we got to know each other better at a special summer festival.



#### **Ironworks, Cambridge**

We are supporting the next generation of our industry. Through our partnerships with training schemes, as well as internship and apprentice programmes.



#### **Fish Island Village, Hackney Wick**

Ground floor units at our Fish Island Village development in Hackney are reinforcing the local creative vibe.

# Contact details



**As a member of the Considerate Constructors Scheme (CCS), we approach being a “good neighbour” by taking comprehensive steps to manage our impact on the wider community. Engaging with stakeholders ensures robust health and safety practices are in place and adhered to, and take every opportunity to work with the local community on employment and training opportunities.**



We understand that some inconvenience may be caused to residents during the works, and we want to assure you that we will endeavour to keep this to an absolute minimum.

**i** We have included more information on the health and safety board.

The local planning authority has stipulated our standard working hours on site will be:

**8am to 6pm – Monday to Friday**  
**8am to 1pm – Saturday**

Occasionally it may be necessary to work outside of these hours. Wherever possible, we will notify neighbouring residents of these works.

We will have a time restriction in place to minimise the number of deliveries to the site at peak school times.

**If you have any queries or concerns, our Social Value and Community Team is available 8am to 8pm, seven days a week. The freephone telephone number is **0800 032 6760** or the team can be contacted by email: **residents@hill.co.uk****

**You can see more information about the project here:**  
**[www.pahousing.co.uk/tvh](http://www.pahousing.co.uk/tvh)**

# Health and safety



## How do Hill look at safety?

Each site is reviewed, and a risk register populated.

High risk operations are taken to a 'High Risk Review Board' which are chaired by the Group Health, Safety and Environment Director and involve the full Hill Team and our supply chain. We conduct a full 360 review of operations, looking beyond the 'standard risk'.



## Safety innovation

Hill have recently launched our new Accident, Incident and Near Miss reporting approach using QR codes which are displayed on, and off, of site.

This allows anyone including our local community and people passing the site to anonymously report any issues or positives directly to our Health and Safety Team.



## Considerate neighbours

Hill are proud partners of the Considerate Constructors Scheme which monitors and scores each of our sites on three key areas:



### Respect the community

Constructors must manage their impact on their neighbours and the public to support a positive experience, by:

- Ensuring courteous and respectful language and appropriate behaviour in and around the construction activity.
- Providing a safer environment, preventing unnecessary disturbance, and reducing nuisance for the community from their activities.
- Proactively maintaining effective engagement with the community to deliver meaningful positive impacts.

### Care for the environment

Constructors must minimise their impact and enhance the natural environment, by:

- Prioritising environmental issues to protect the natural environment and minimising negative impacts.
- Optimising the use of resources, including minimising carbon throughout the value chain.
- Engaging with the community to improve the local environment in a meaningful way.

### Value their workforce

Constructors must create a supportive, inclusive, and healthy workplace, by:

- Actively encouraging and supporting an inclusive and diverse workplace.
- Proactively supporting safe working, mental and physical wellbeing at work.
- Providing workplaces that are, well maintained, clean and secure from physical and biological hazards.

**In 2022 on average Hill sites achieved an excellent performance level from CCS scoring 41 points (out of 45).**

**i** We have included more information on the contact details board.

# Questions and suggestions



**Please write your questions or suggestions along with your contact details (optional) onto a Post-it Note and place it on the board.**

