



GRAND

UNION

NEWSLETTER

November 2021

Welcome to the Grand Union Community Newsletter!

Since our previous newsletter our project team have made some incredible progress at Grand Union and so we wanted to provide you with an end of year round-up on what we've been up to as well as highlight some of the key activities completed over the past few months!

Overview

We continue to implement precautions in line with Public Health Guidance to ensure the wellbeing of everyone associated with the Grand Union Project. The health, safety and wellbeing of our workforce and the local community remains, and will always be our highest priority.

The much loved Alpertons Summer festival held in Heather Park each year since 2017, sadly couldn't be held this or last year due to COVID-19, however, we hope to be back in next year!



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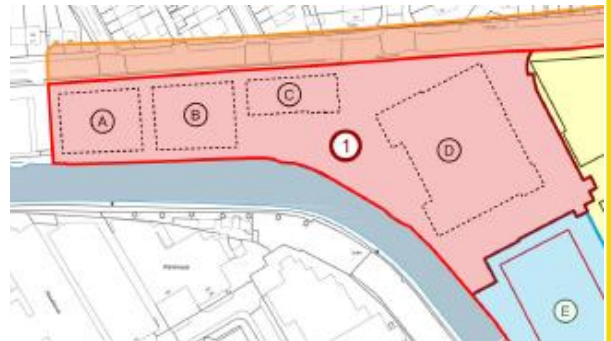
How is Grand Union Shaping Up?

Grand Union is within touching distance of first occupation, expected by the end of this year! Below is a look at the current progress across the site:



Block A and Block B (Assembly House and Brauston House)

- Block A has been completed and is now ready for handover.
- Block B is undergoing final stages of inspections to make sure these homes meet St George standards and is due to handover in the New Year.



Block C (Unison House)

- Brick facades have been completed and we have installed balconies to the western half of the building. Stone cladding is making good progress which will allow the remaining scaffold to be dismantled. Internal decoration has started on the lower floors.
- Inspections to the benchmark plot have taken place. Joinery & decorations are well under way throughout the upper floors and kitchen are being fitted.
- First private homes to be handed over in February/March 2022.

Block D (Affinity House)

- Cores 1,2 and 3 have started internal works and external works are progressing through all 4 cores.
- Internal fit-out in core 4 starts in January.
- Landscaping is progressing through the north elevation of Block C and D ahead of next year's completion.
- Block D expected to deliver homes from August 2022.

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What to expect?

Enhancements to Grand Union Secured

In June 2021, St George obtained planning permission for a range of enhancements including to the quality of homes and public realm, which will now feature an amphitheatre and a 5 metre waterfall! An additional 320 homes (110 affordable) were also secured, bringing the total number of homes to 3,350 of which 1,170 (35%) are affordable.

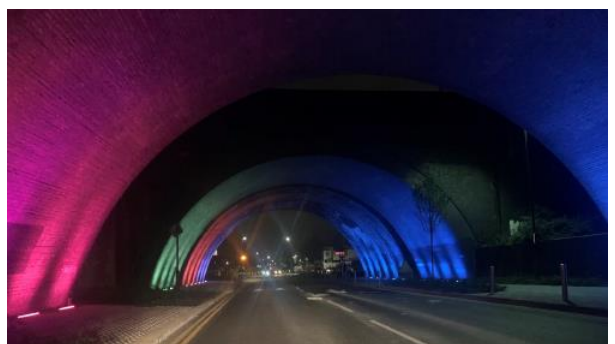


Highways Improvements

These will provide a clean, safe and attractive environment to encourage walking and cycling. We have included a few updates below to keep you in the loop with what's going on.

- St George's works between Ace Café and the Marketing Suite have been completed. Brent council are making some final upgrades to the lighting.
- The resurfacing of the carriageway from the Marketing Suite to Block A will be completed between 26th-28th November 2021.
- The cycle and pedestrian lane outside Block A & B was recently completed and planters are due to be installed over the coming weeks.
- We are currently creating a cycle & pedestrian lane north of Blocks C & B which will be completed in December.
- We are in the process of installing uplighters under the bridges.

There will be some disruption so we apologise for any inconvenience this may cause, please bear with us.



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Improvements to the Old North Circular Road



The first homes to be delivered at Grand Union

Affordable Housing

The first homes to be delivered at Grand Union will be affordable homes. Assembly House and Brauston House accommodate affordable rent homes and we look forward to our first residents starting to move in at the end of this year. Purchased by the London Borough of Brent, the Phase 1 affordable housing will also include Shared Ownership homes, expected to be delivered in 2023.

Local Opportunities

Local Employment

St George are passionate about engaging with the local community to offer apprenticeships and training opportunities both on-site and in the project office. Our employment and skills team are continuously seeking to find on-site opportunities for local people and we have, since the start of the development, outperformed our 20% local labour target.

We are keen to engage all members of the local community with the development. Just last month, St George hosted a site visit for the students of Alperton Community School. Two of the students who attended went on to support the sales and marketing team as well as the commercial team through the form of a work placement.

Our opportunities are advertised through Brent Works. Therefore, if you, or someone you know is interested in local employment opportunities at Grand Union, please contact Brent Works:

02089376295 | BRENT.WORKS@BRENT.GOV.UK | WWW.BRENTWORKS.BRENT.GOV.UK

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What have we been up to?

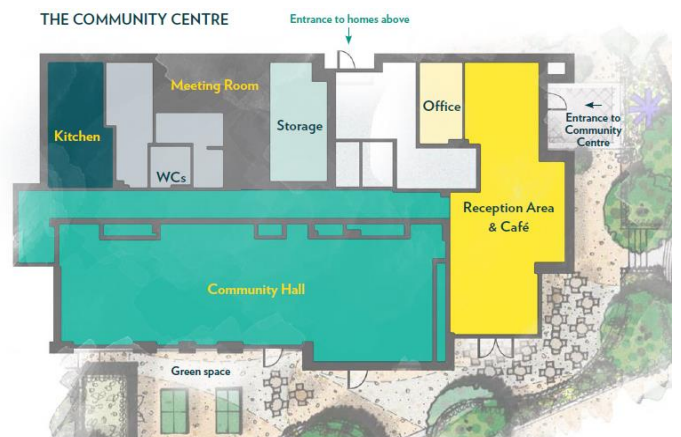
Alperton in Blossom!

Wembley Central & Alperton Residents' Association (WCARA) celebrated its second year of the #Blossom competition, which launched in 2020 to help local people connect with nature. St George, with the help of their landscape gardeners - Elite Landscapes, supported the cause by donating plants to over 1,000 budding gardeners in the area.



Community Centre

The wait is nearly over... the highly anticipated 5,000sqft Community Centre is due to see its doors open in Spring 2022. The Community Centre (plan below) will offer flexible spaces for activities such as classes, workshops, events and performances. Run by the Grand Union Development Trust, an organisation composed of local stakeholders, including residents, school governors, councillors and local businesses, they are all busy preparing for the opening. Please contact grandunioncommunity@stgeorgeplc.com for more information about the Community Centre including booking enquiries.



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Sustainability

Sustainability is at the heart of our Grand Union development. Here are just a few of the ways we have incorporated sustainable measures within the development so far to create a lasting positive legacy.

We have introduced simple initiatives that have the potential to save over 16,000m³ of water over the course of the build. These include a rainwater harvesting system which captures rain to be used for flushing site toilets rather than using mains water. In order to take this initiative further GU has trialled a greywater harvesting system which captures waste water from handwashing sinks and pumps this into a treatment tank which filters the water to be reused. This is going to be implemented site wide very shortly.

Grand Union is one of the first sites to use Hydrotreated Vegetable Oil (HVO) biofuels. HVO biofuel is second generation biofuel which significantly reduces greenhouse emissions when compared against normal diesel. This will allow machinery to dramatically reduce its associated emissions. We currently have two biofuel telehandlers on site and will look to continue using similar machinery on future phases.

Grand Union won the Green Apples Award in the best environmental practice category!

In order to reuse waste material, a bug hotel has been constructed which helps to boost the biodiversity on site.



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Public Art

St George is busy working on some fantastic public art that will sit at the entrance to Phase 1. The chosen artist – Brian Alabaster, is creating a sculpture of 3 children climbing stacks of books with authors associated with the area to reinforce the sense that Grand Union is another chapter in the area's history. Brian held sculpting workshops at Alperton Community School so pupils could try this art form for themselves and even chose 3 pupils to stand in as subjects for the sculpture. The sculpture is expected to be delivered in Summer 2022.



St George lit up the skies over Grand Union on the 5th November with a spectacular fireworks display. Thank you to everyone who joined in the celebrations.

We hope that you have found this newsletter informative and we look forward to updating you with our progress in the future.

If you have any queries or if you would like to receive future newsletters delivered directly to your inbox please let us know via siteinfo@grandunion.co.uk or call us on 0203 040 9410.

With best wishes,

The Grand Union Team at St George

