

NEWSLETTER
OCTOBER 2026

Welcome to the latest newsletter for residents of Curry Rise & Bray Road.

NHG
Notting Hill Genesis Group

MILLBROOK RISE DEVELOPER UPDATE

In our June newsletter, we told you that we are continuing to finalise our development agreement with Barratt Redrow PLC. We are also negotiating the s106 agreement with Barnet Council, and both are due to be finalised soon.

In the meantime, we have asked Barratt to carry out some early pre-construction work at the estate including setting out the Phase 1 site area compound and other minor associated works.

This newsletter summarises the proposed pre-construction works and other temporary arrangements.

We will also be sending out further information to residents whose homes are directly next to the site compound and explaining what to expect over the coming weeks.

PROGRAMME

Summer/Autumn 2026

Finalise Barratt Redrow development agreement

Finalise Section 106/legal agreement

Autumn/Winter 2026

Early site related work

2027-2034

Phased construction of new homes

EARLY PRE-CONSTRUCTION WORKS

Here is a summary of works that are planned to start in the coming weeks.

HOARDING INSTALLATION

Barratt's contractors will be installing a 2.4 metre high hoarding fence around the following blocks: 1-23 Curry Rise, 25-47 Curry Rise, 2-24 Curry Rise, 1-23 Bray Road, 49-71 Bray Road. This will include some of the car parks and communal garden areas. The entire site compound will enable Barratt to have enough space for their future construction site operations. Please refer to the plan below.

GENERAL CLEARANCE WORK

During the process of hoarding installation some small shrubs will be cut back, old fencing, low level railings and bin stores associated with empty blocks will be removed.



COMMUNAL GARDEN

Due to the hoarding installation, the children's play area will not be accessible. The Barratt team will therefore be relocating the swings next to the seating area at the northern side of the communal garden.

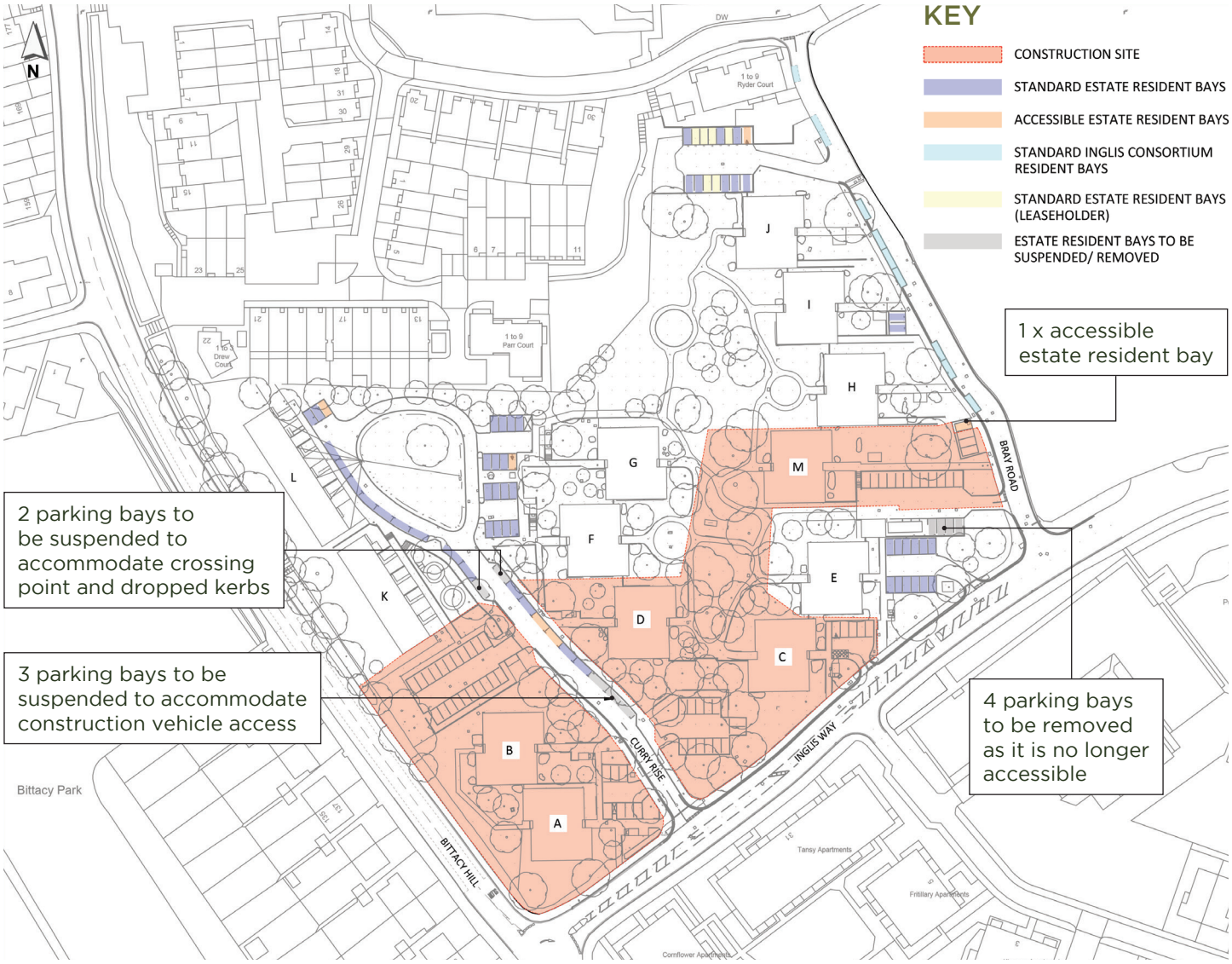


ACCESS MODIFICATIONS

The Barratt team will be making some modifications to a curb on Bray Road to enable access to the rear of 25-47 Bray Road and to the pavement on Curry Rise to enable safe pedestrian crossing. A ramp will also be installed to help with bin collection arrangements for 49-57 Curry Rise.

PARKING

Due to the hoarding installation and future construction work some parking areas will be enclosed into the site compound and no longer accessible for resident car parking. There will also be some parking restrictions for some spaces on Curry Rise. Please refer to the plan below.



HEALTH & SAFETY CONSIDERATIONS

Barratt has a strong track record of working sensitively and safely within residential areas.

We appreciate some of the enabling works will cause inconvenience to you over the coming years, however the site compound for Phase 1 is necessary to create a safe separation between occupied homes and the construction site, providing the required area to build the new homes residents will eventually move into.

SERVICE CHARGES

As part of the planned works, sections of the estate will be enclosed behind hoarding, reducing the amount of communal garden and parking areas that require maintenance. As a result, service charges will be reviewed and recalculated to reflect the reduced service provision. Charges are expected to decrease slightly. Further information will be provided to residents by letter in the coming weeks.

The following contacts will be available if you have any questions or wish to report any concerns:



NHG:
Danielle Lennon in the redevelopment team:
millhilleast@nhg.org.uk

BARRATT:
Charlie Webb will be on site:
millbrookrise@barrattlondon.com

Working hours will be 8am – 5.30pm (Monday to Friday).

20th October drop-in
If you have any queries or questions about the pre-commencement works, members of the NHG redevelopment team will be available to meet with residents in the new estate office at 123 Bray Road on 20th October 10am – 3pm.

Resident Steering Group (RSG)
We will continue to work with the RSG, which provides ongoing feedback to the redevelopment project team and acts as a consultee on communications and rehousing activities.

HOUSING MANAGEMENT

Leaseholders – please continue to engage with NHG directly about buybacks and the support available.

Free Independent Advice: All Curry Rise and Bray Road residents can access free, independent advice from **Tpas Tenant Engagement Experts**.



Ralph Weatherley
Housing Officer –
for tenant queries

Ralph.Weatherley@nhg.org.uk
020 3987 1262



Diana Edwards
Rehousing Project Manager –
for leaseholder queries

Diana.Edwards@nhg.org.uk
07740 581 305



Tonia Punter-Ojong
tpas -
Independent Advice

millhilleast@tpas.org.uk
0800 731 1619

WHAT'S HAPPENING NEXT?

Following the pre-construction works outlined above, Barratt will be progressing the next stages of the project, including submitting the Section 96A planning application previously referred to in our June newsletter. They will also be preparing a Construction Management Plan and providing the Council with detailed proposals for the demolition and construction phases.

These documents must be reviewed and approved by the Council. As a result, it is likely to be several months before demolition of the vacant blocks starts.

We will continue to provide residents with updates as the project progresses and will share further information over the coming months.