



John Walsh and Fred Wigg Towers

Community Newsletter

Issue 10
March 2017

Welcome

to the tenth edition of the John Walsh and Fred Wigg Towers Community Newsletter.

MISSION FOR THE ESTATE

The Council is totally committed to the redevelopment of the estate. We are keen to see proposals which delivers a scheme capable of improving conditions on the estate, transforming the environment and providing new mix tenure accommodation.

As such, issue 10 of the Newsletter provides residents with an update to enable the community to remain in touch with progress.

Decant update

As of **March 2017**

Temporary Accommodation

88 secure Council tenants have moved away from the blocks into permanent housing of their choice in and around the borough. **49** residents have moved from Fred Wigg Tower and **39** residents have moved from John Walsh Tower.

Temporary Accommodation

All **88** properties are currently being used to house temporary accommodation residents.

Leaseholder update

Whilst leaseholder buyback negotiations are yet to be started with the Councils Property and Asset Management Department, all leaseholders are asked to make contact with **Jacqueline Franklin**, Regeneration Officer to start provisional discussions. Jacqueline can be contacted on **Jacqueline.franklin@walthamforest.gov.uk** and **07854 740 232**.

Bid progress

As you will be aware, the Council has invited bids from Developers to redevelop the Montague Road Estate via a negotiated procurement process. When an organisation submits a bid, they share detailed technical and financial information about how they propose to do the work. This will be commercially sensitive information, and if disclosed, could have a negative effect on the company's competitive advantage, and consequently cause reputational damage the Council. So, it is therefore common practice for everyone involved in the evaluation process to sign a Confidentiality Agreement.

The Council has sought resident engagement and representation via the establishment of a Resident Procurement Group (RPG) in the negotiated procurement process since March 2016. However, the RPG has decided not to sign a Confidentiality Agreement, and it is therefore with regret that they will not be able to evaluate the bids. While we are disappointed, we respect their decision and we are grateful for the time and effort they have put in.

The Council is determined to ensure that residents' voices remain strong throughout this **regeneration** programme. With this in mind, the Council will be seeking to conduct various drop-in sessions/ exhibitions together with implementing a renewed Engagement Strategy going forward - more on this over the page.



Procurement Update

You will be pleased to learn the procurement process leading to the appointment of the Developer is progressing well. Following the issue of the New In Brief on Friday 3rd March 2017, we wish to provide you with a further update:

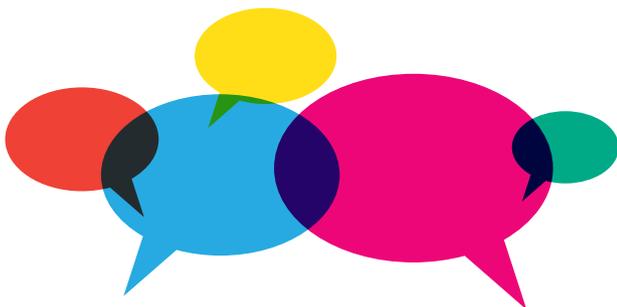
- The tender report has now been issued to the Council by Savills an external Consultancy working alongside the Council to ensure proposals produced by bidders/Developers meet the aims and objectives for the re-development.
- Negotiation meetings are due to be held with Developers week commencing 21st March through to April 2017. These meetings are an opportunity for the Council to ask further questions of the developers and to clarify any points from their proposals. Proposals remain very outline at present which means detailed design proposals are still to be reviewed.
- Following the negotiation meetings Developers will be asked to provide the Council with 'best and final offers', which will include firmed up costs.
- As soon as a preferred developer is appointed, we will start to consult on design proposals and meet with residents on detailed proposals as designs start to take shape. We expect residents to play a full and constructive role in developing the proposals.

We will keep you updated as this process continues.

Engagement Update

You may recall the Council previously informed residents we are in the process of revising our Engagement Strategy. We are pleased to inform residents the Draft Engagement Strategy is now ready to share the first draft with you all.

The Council would like to set-up a series of drop-in sessions to enable the team to go through the Strategy with residents. Dates and times of the sessions will be issued early April. Please keep a lookout for the dates as we appreciate your involvement.



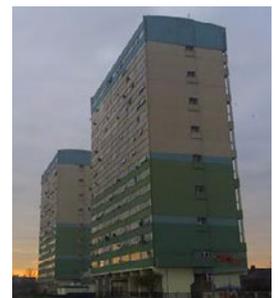
Programme timetable (anticipated)

Milestone	Anticipated dates
Tender Report issue	February 2017
Negotiation meetings	March – April 2017
Bidders best and final offers	May 2017
Tender report	July 2017
Cabinet report submitted	September 2017
Contractor Appointment	September 2017
Contract Signed	September 2017
Planning permission decision	Early 2018
Start of site	Spring 2018

Staying on in the towers

For those tenants who wish to remain living in the towers and want to move into the new flats when they are built, you do not have to bid for properties. All secure Council tenants are guaranteed a new flat on the estate subject to the Councils verification process.

For those tenants who wish to stay and are currently severely overcrowded and needing 4 bed accommodation or more, it is especially important that you please make contact with Tarie Chakare or Jacqueline Franklin urgently to discuss your housing options. You can do this by popping into the project shop on the estate during open times or by email and telephone tarie.chakare@walthamforest.gov.uk and 07837 605 170 or Jacqueline.franklin@walthamforest.gov.uk and 07854 740 232.



Remember to please let us know before you go!



You are encouraged to contact Tarie Chakare or Jacqueline Franklin, once you have accepted an offer of accommodation, especially if you require further information on the decant process.

It is however essential that you contact us once you have completed a vacation notice and handed your keys back to the Council. Your compensation payment may not be processed if you do not make contact. Telling us straight away will help speed up the processing of your compensation payment.

Project Shop Opening Times

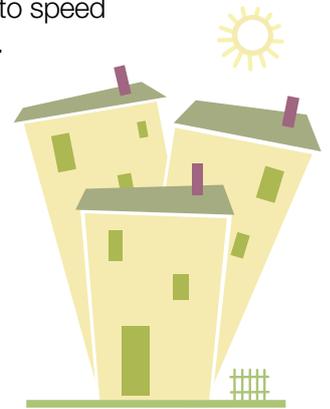
The Project Shop, situated in the car park between the towers, is open for weekly drop ins every Tuesday and Friday from 9am to 1pm and 2pm until 5pm.

The Project Shop will be closed on Friday 14th of April for the Easter Bank Holiday. It will re-open on Tuesday the 18th April as usual.

Moving to Housing Association property?

In addition to telling us about your key return, you must also provide us with a copy of your new Housing Association tenancy agreement. You can either scan and email this document or pop into the project shop during open times. The Housing Association tenancy agreement is required to speed up the compensation payment.

To avoid extra charges, all sets of keys must be handed back to the Housing Office at Cedar Wood House, 2d Fulbourne Road E17 4GG **before 12 noon on the Monday of your new tenancy start date.**



Compensation table – Home loss payment increased

Below is a reminder of the amount of compensation that you will receive after you have moved from your current home. Remember compensation is payable to you whether you move away from the estate or

into the newly built homes in the towers when the works have been completed. The amount of Home Loss payable increased from £5,300 to £5,800 on 1st October 2016.

Current bed size	Disturbance allowance	Increased home loss payment	Total amount due to you –(less any rent arrears owed *)
1 bed	£2,091.76	£5,800	£7,891.76
2 bed	£2,770.07	£5,800	£8,570.0
3 bed	£3,366.74	£5,800	£9,166.74

*If you are currently in rent arrears, Waltham Forest Housing will continue to pursue any rent recovery action in process.



Pets

We have received reports from the RSPCA that some residents who have decanted off the estate have left pets behind in the flats. If you have any concerns about an animal or are unable to take your pet to your new home then please contact the RSPCA on **0300 123 4999** for advice and assistance.

Independent Resident Adviser Montague Road

Tpas have been appointed by the Resident Procurement Panel (RPG) to support residents during the proposed regeneration of this area.

We are a team that you can trust. Our role is to provide free independent advice to any resident who lives in both John Walsh and Fred Wigg blocks. We will support you and work on your behalf to ensure that you are fully informed and involved throughout the regeneration project. For more information on our approach, role and standards that you can expect from us please look at our Independent Adviser Service Charter.

How to contact us

In the New Year we will be arranging regular meetings and workshops for residents please keep an eye on your notice board.

Call us on our Freephone line: **0800 731 1619** (free from landlines, if you call from a mobile let us know and we will call you back). Alternatively, you can email us at **montagueroad@tpas.org.uk**

You will be able to visit our website **www.tpas.org.uk** where we will be developing a dedicated page for this project, all information we produce will be here for you. If we visit you we will have identity badges with our pictures on.

Who we are

Tom Hopkins: Lead Adviser



Our experience of working with residents on regeneration projects has highlighted the importance of genuine partnership working and effective and timely communication. Tom is an experienced independent resident adviser and will be

your first port of call for expert impartial information and advice. He will support residents throughout the regeneration process to ensure you are always informed and involved.

Alethea Dougall: Adviser



Alethea will also be providing impartial advice and support to residents throughout the regeneration process. She will be on hand alongside Tom and is available to talk to at community events or through our freephone line

or dedicated email address.

Emma Flynn: Project Manager



Emma will manage and oversee this project to ensure it is delivered effectively and in line with our Independent Adviser Charter. Emma is responsible for contract and work plan management, quality assurance and

monitoring and will attend regular meetings with the project team.

CONTACT US

Bea Symington on **020 8496 5405** or **bea.symington@walthamforest.gov.uk**

Andrew Ochia on **0208 496 5547** or **andrew.ochia@walthamforest.gov.uk**

Jacqueline Franklin on **020 8496 5162** or **jacqueline.franklin@walthamforest.gov.uk**

Rob Passmore on **020 8496 4197** or **rob.passmore@walthamforest.gov.uk**

Tarie Chakare on **07837 605170 / 020 8496 4197** or

tarie.chakare@walthamforest.gov.uk

**Better Housing
2017**