



Marlowe Road

Community Newsletter

Issue 10
September 2015

Welcome

to the tenth edition of the Marlowe Road Community Newsletter. We have had a lot of movement on the estate with a number of tenants, leaseholders and freeholders moving on recently. The project is in the formal consultation stage now and we are looking forward to obtaining approval to start on site as planned in January 2016.

Planning Update

The planning application has been submitted and we are now in the formal consultation period. You can view the detailed plans online or by making an appointment with the Council's Planning Department. If you have any comments about the proposals that you wish to be taken into consideration by the Planners, you should contact them directly by logging onto the Council's

website www.walthamforest.gov.uk and clicking on the Planning tab. The Planning Committee decision is expected by October/November 2015.

Leaseholder buyback update

26 leaseholders/freeholders have accepted buy back offers from the Council of which 9 property sales to date have been successfully completed.

Decant update

All secure tenants who wish to move away from the estate permanently will receive priority on the housing register to bid for properties of their choice where we have homes available. If you do not wish to move away from the estate, you can remain in your current home and move into the newly built accommodation once they are completed.

Whatever option you choose, please remember to get in contact with Amanda Gibson, if you have not already done so, to discuss your rehousing options.

Moving On

So far **47** tenants and leaseholders have moved away from the estate into new homes of their choice. All of the resulting void properties are currently being used as temporary accommodation for applicants on the Council's housing waiting list. Using the void properties in this way means that the Council are able to ensure that the estate maintains a sense of community throughout the build as well as meeting its obligations to reducing homelessness in the borough.



Image of new plaza entrance



We caught up with four recent movers to find out how they are getting on in their new homes...



Ms Antoine moved from a 2 bed flat to a 2 bed new build house in Chingford

“ I was concerned about accepting this property as the landlord is a Housing Association and I was worried about having to pay a lot more rent. However, Im actually paying the same amount of rent contribution for this house as I was in my old flat ”

Ms C Antoine, former Marlowe Road – resident 8 years

Mrs Renwick moved from a 3 bed flat to a newly built 4 bed, 3 storey house in Walthamstow

“ The process was very quick, everything went through very fast and it was painless! I have no regrets – I love the large kitchen but what sold it for me was the additional roof garden ”

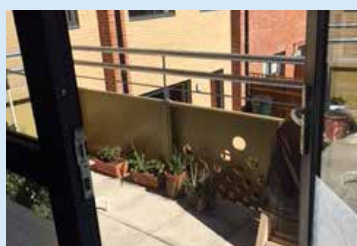


Mrs S Renwick, former Marlowe Road – resident for 20 years



Mr & Mrs David moved from a 1 bed flat to a newly built flat in Walthamstow

“ We missed out on an offer last year because we were away and we were so disappointed. However, we are so glad that we did as we are very happy with the new flat. The rent is a little higher than we were paying at Marlowe Road but it is worth it – here we are on the 1st floor and we have a lift and a lovely balcony. We are very happy and settled here. ”



Mr & Mrs David, former Marlowe Road – resident for 11 years



Mr & Mrs Munyambuga, former Marlowe Road – resident for 15 years

Mr & Mrs Munyambuga moved from a 2 bed bungalow to a 3 bed semi-detached house in Chingford

“ I came 40th on the bidding list and felt that I would never get it – I was so happy when it was offered to me as it’s a much bigger house in a nicer area. I now have an extra room and as we are near the forest there is so much fresh air and space. The rent is similar to what we were paying at Marlowe Road and I really love the garden. This is a Council house which I’m hoping to buy



Remember to please let us know before you go!

Please don't forget to contact Amanda Gibson or Jacqueline Franklin once you have completed a vacation notice and handed your keys back in to Ascham Homes. Telling us straight away will help speed up the processing of your compensation payment.



Compensation table

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 a new accommodation on Marlowe Road when the works have been completed.

Current bed size	Disturbance allowance	Home loss payment	Total amount due to you – (less any rent arrears owed)
1 bed	£2,091.76	£4,900	£6,991.76
2 bed	£2,770.07	£4,900	£7,670.07
3 bed	£3,366.74	£4,900	£8,266.74

Project Shop

The project shop is open every Monday morning between 9am and 1pm and Wednesday afternoons from 2pm until 5pm. We also have a late night opening until 7pm on every **last Wednesday of the month**.



Please contact us!!

If you would like more information on how to get involved, please contact us:

Jacqueline Franklin on **020 8496 5162** about consultation and getting involved

Amanda Gibson on **020 8496 5405** about decanting and leasehold/freehold queries

Meera Kumar on **020 8496 5592** about the development proposals

Better Housing
2015



Waltham Forest