



Marlowe Road

Community Newsletter

Issue 13
December 2016

Welcome

to the thirteenth edition of the Marlowe Road Community Newsletter. As you may already know, we have now started enabling works on the Council's major estate regeneration project which will deliver 436 new homes for social rent, shared ownership and private sale as well as improved green spaces, play areas, commercial units and a brand new plaza.

We have made a great start with the demolition of the site where the three bungalows at 14–18 Marlowe Road once stood. This area will make way for the contractor's site office. Demolition of the garages at the Shernhall Street end of the estate is also underway and this site, once cleared, will be prepared for the temporary replacement play area.

The first phase, which will see 103 homes being built, is due to be completed by Autumn 2018 when many of the residents wishing to continue living on the estate will be able to move into one of these new homes.

The project is due to be fully completed by late 2021.



Programme milestones	Anticipated dates
Start on site	October 2016
Closure of play area	end of November 2016
Temporary play area opens	early January 2017
Closure of car parks	early January 2017
Building starts on phase 1a (plaza area)	Spring 2017
Phase 1a flats completion	Summer 2018

*whilst every effort is made to ensure that the dates quoted here are accurate and up to date, all dates stated may be subject to change.

Decant update

All secure Council tenants are guaranteed a home on the new estate if they wish to stay on after the new homes have been built. If you wish to remain living on Marlowe Road, you do not have to bid for properties.

For those who wish to move away from the estate, you should by now have received your bidding reference number which will allow you to bid with decant status. Decant status gives you a greater priority on the housing register which will increase your chances of a move more quickly. If you are experiencing any problems with bidding or have been shortlisted for a property that you have

already bid for, please contact Tarie Chakare on tarie.chakare@walthamforest.gov.uk or 07837 605170 / 020 8496 4197. You can also pop in to see her at the project shop every Monday from 9am until 1pm.

As at 8 October 2016 a total of:

99 secure Council tenants have moved away, on a permanent basis, from the estate.

All 99 properties are currently being used to house temporary accommodation residents.

Update on the car parks & plaza play area

A Section 105 Consultation was recently carried out with all secure Council tenants on Marlowe Road estate and Northwood Tower on the proposal to close the play areas and car parks on Marlowe Road on a permanent basis as part of the regeneration of the estate. A consultation event was held on Thursday 20th October 2016 in the project shop.



Remember to please let us know before you go!



Please don't forget to contact us once you have completed a vacation notice and handed your **keys** back in to the Council. To avoid extra charges, all sets of keys must be handed back **before 12 noon on the Monday of your new tenancy start date**. Telling us straight away will help speed up the processing of your compensation payment.

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 new accommodation on Marlowe Road 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	£8,570.07
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.

Leaseholder update

Tohi Rahman from the Council's Property & Asset Management department is the main contact person for negotiations with leaseholders. Tohi can be contacted on 020 8496 8125 or via email tohi.rahman@walthamforest.gov.uk

Steering Group update

The last steering group meeting for 2016 will be held on Thursday 15th December 2016 at the project shop. Representatives from Countryside will be in attendance along with Council staff.

Staffing update

The Estates Regeneration team has undergone some staffing changes recently:

Jan Gill joined the team as **Estate Regeneration Programme Manager** who will oversee the management of the project

Bea Symington joined the team as **Regeneration Officer (Participation)** overseeing the communications and resident engagement of the project

Meera Kumar remains **Senior Project Officer** responsible for managing the project on a day to day basis.

Wood Street urbanism awards

As if all the regeneration proposals that the Council are putting in place wasn't enough, last year **Wood Street** was nominated for the National Urbanism Award. The Awards, which celebrate and learn from great placemaking, cover five categories of scale, including European City of the Year and Great Town, Neighbourhood, Street and Place.

Wood Street was competing in the **Great Street** category against schemes in Lark Lane, Liverpool and Newry Street, Banbridge.

We are pleased to announce that Wood Street won the award! Huge congratulations to the Wood Street for winning this prestigious award.

Job vacancy – Resident Liaison Officer

Countryside Partnerships are recruiting a **part time Resident Liaison Officer** to join our Construction team in early 2017, working on the Marlowe Road Regeneration Project.

Anticipated hours of work will be from Monday to Friday 10.00am – 2.00pm although these times can be negotiated.

If you require further information or would like to apply directly for this post please email Paul Sweeney, Customer Services Director at Paul.sweeney@cpplc.com



COUNTRYSIDE
Places People Love

The project shop Christmas opening times



Monday 19th December 2016 – open
Wednesday 21st December 2016 – open
Monday 26th December 2016 – closed
Wednesday 28th December – closed
Monday 2 January 2017 – closed
**Wednesday 4th January 2017 –
OPEN AS USUAL**
**Monday 9th January 2017 –
OPEN AS USUAL**

The project shop based at 168 Marlowe Road is available for residents and interested members of the public to drop in to view the latest literature and to speak with staff from the Regeneration and Housing Management teams. A scale model is also available to view to better understand the locations of the new blocks and houses.



CONTACT US

Bea Symington on **020 8496 5405** or bea.symington@walthamforest.gov.uk
Meera Kumar on **020 8496 5592** or meera.kumar@walthamforest.gov.uk
Tarie Chakare on **07837 605170 / 020 8496 4197** or tarie.chakare@walthamforest.gov.uk

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