

# Marlowe Road

## Community Newsletter

Issue 15  
June 2017

# Welcome

to the fifteenth edition of the Marlowe Road Community Newsletter. Phase 1 of the construction works has now started 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.

There has been lots of activity on the scheme in recent months, including:

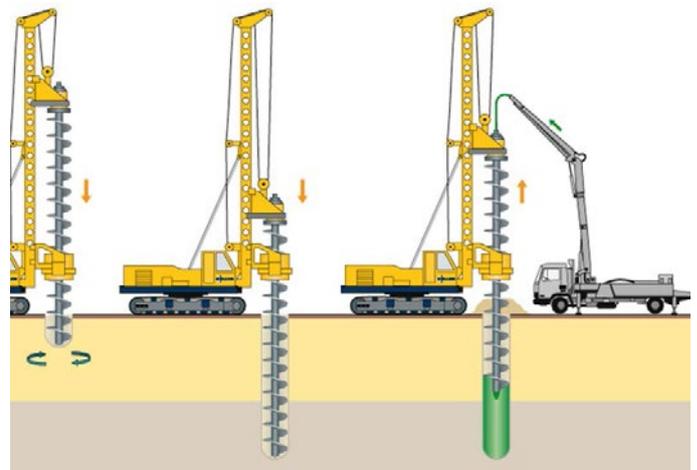
### Piling Rig

The latest stage of the regeneration works is the use of the piling rig which is used to prepare the ground for the new buildings' foundations. The piling rig is made up of a drill which drills deep into the earth. The hole created is then filled with concrete that will form part of the buildings foundations. Countryside is using a CFA method of piling as it is the quietest solution available as it is almost vibration free.

### Community Mural

Countryside Properties have sponsored a local artist Mr Cenz to create a community mural on boards opposite the Temporary

Playground. Mr Cenz created the Nubian Queen design over Monday 17th and Tuesday 18th of April. Estate residents and local community members took part, learning paint skills from Mr Cenz. The mural is beautiful and we encourage everyone to take a look!





## Temporary Playground Event

The plaza play area has closed and the temporary playground, located at the Shernhall Street end of Marlowe Road near the old Lord Brook Pub, has opened.

As advertised in the last newsletter, local community group Wood Street First threw a party to celebrate its opening, sponsored by Countryside and the Council. The event had music, an inflatable assault course, a magician, an Easter bonnet competition and various refreshments. It was a great success and thoroughly enjoyed by all who attended.

The play area will remain in place during the early stages of the estate's redevelopment. Upon completion of the development a total of 2,500m<sup>2</sup> of play provision will be made available for varying age groups, including a multi-use games area – the area will be larger than the former play area within the plaza.



## Staffing update

**Michelle Carroll** has joined the Regeneration Team – taking over from Tarie Chakare as Allocations Officer. Michelle will be overseeing the allocations and bidding process for the project.

**Michael Douglas** has joined the Council as the Housing Officer for the estate.

We also welcome **Summer Aston** to the team. Summer has joined the project as the Resident Liaison Officer. Summer will be on site to answer residents queries and questions and also to address any concerns residents have regarding the works. You can visit Summer between 9am–2pm in her office which is on the side of the Countryside compound. Alternatively you can reach Summer at **Summer.Aston@cpplc.com** or via the phone at **07584 334240**.

## Marlowe Road Legacy Project

As part of the regeneration of the Marlowe Road Estate, Waltham Forest Council and Countryside Properties are creating a legacy project with residents. The idea for the project is a time capsule which will be buried within the new estate.

We will be working with residents and the local community to collect and create items to be stored within the time capsule, including having a presence at future community events.

If you have any ideas for items which can be included within the time capsule then please contact Bea Symington on [bea.symington@walthamforest.gov.uk](mailto:bea.symington@walthamforest.gov.uk) or **020 8496 5405**.

## Remember to please let us know before you go!



You are encouraged to contact Michelle Carroll 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.

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.**

## Would you like a career in the construction industry

Countryside is offering opportunities for apprenticeships in bricklaying carpentry, painting, decorating and plumbing. They need people who are committed to working hard and who are eager to learn. For further information, please visit [www.citb.co.uk/bconstructive/](http://www.citb.co.uk/bconstructive/) or contact **Brennan** on **07976 315763**.

All apprenticeship opportunities will be advertised in our newsletters and noticeboards and are open to all local residents.

## Decant Update

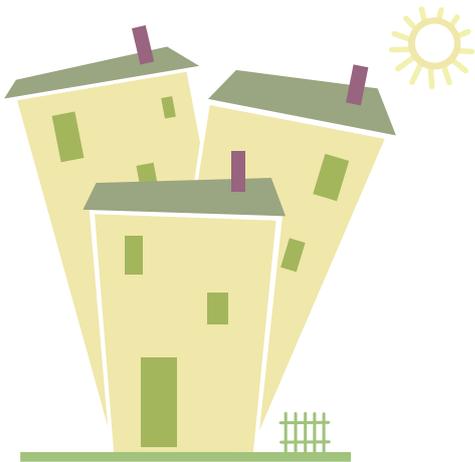
**As of June 2017 a total of:**

**111** residents have moved away, **110** of which have moved on a permanent basis, from the estate. The overwhelming majority of properties are currently being used to house temporary accommodation residents.



## 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.



## Staying on in the estate

For those tenants who wish to remain living on the estate 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 in line with the Councils Allocations policy. If you have any queries regarding bidding or allocations please do pop into the project shop on the estate during opening times or contact us by email and telephone **michellecarroll@walthamforest.gov.uk** and **07837 605 170** or **Jacqueline.franklin@walthamforest.gov.uk** and 07854 740 232.

## 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\*\* when the works have been completed.

Current bed size	Disturbance allowance	Home loss payment	Total amount due to you – (less any rent arrears owed*)
Studio and 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.

\*\* Subject to deductions if decanting into a new build property.

## CONTACT US

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

Andrew Ochia on **020 8496 5547** or **andrew.ochia@walthamforest.gov.uk**

Jacqueline Franklin on **020 8496 5592** or **jacqueline.franklin@walthamforest.gov.uk**

Michael Douglas on **0208 496 5561** or **michael.douglas@walthamforest.gov.uk**

Michelle Carroll on **07837 605170 / 020 8496 5425** or **michelle.carroll@walthamforest.gov.uk**

**Better Housing  
2017**