



## Phase 1 On-Site Progress

Phase 1 of the project is progressing well. Since the last edition of Closer, Lovell has been finishing off the ground work and the new road layout.

Planned works for the next 6 weeks are:

- Digging out for ground beams
- Erection of scaffolding
- Forming second floor slab
- Joisting to the first floor

Please contact Ricky if you have any questions about the works taking place.

Email - [ricky.mcguirk@lovell.co.uk](mailto:ricky.mcguirk@lovell.co.uk)

Telephone – **07970639441**



# Allocating New Homes in Phase 1

The new homes currently being built in Phase 1 are still on course to be ready for occupation late summer 2018.

The mix of new homes will be 13 x 1 beds, 30 x 2 beds, 20 x 3 beds and 8 x 4 beds.

Everyone from phases 1 & 2 have now told us if they want to live on the new estate or not. We have assessed the housing need of the people that would like to stay or return and can confirm that all 2, 3 and 4 bed households can have a property on the new estate. However, a few 1bed need households will have to leave but will have the opportunity to return when phase 2 is built.

We will use the community lettings plan to determine which household gets which property

# Tenants in Phase 2 leaving the estate

If you are a tenant in Phase 2 and want to or have to move away from the estate you should have already registered on LOCATA and will have been given a Band B priority ranking.

Please make sure you continue to bid for homes using LOCATA. If you want any assistance with this please call Desrine Vickers on 020 8825 6141

# Leaseholders

We have now been in contact or held 1:1 meetings with nearly all resident leaseholders and they have told us which option they are interested in taking.

A reminder of the options:

- Buyback – this is where you sell your property back to the Council to buy another home away from the estate. Please ensure you have instructed your surveyor to negotiate with the Council surveyor to reach agreement about the market price
- Homeswap – this is where you have decided to sell the property back to the Council but move into a new home on the new estate. Please remember that you will need to provide evidence showing how long you have lived on the estate and that you are currently a resident leaseholder. Also remember that you will have to move out into rented accommodation until Phase 2 is ready in 2020.

Negotiations with resident and non-resident leaseholders about buying back their properties will be accelerated over the coming weeks. By the end of May the Council hope to publish confirmation that a Compulsory Purchase Order has been made to ensure it can buy back all properties in Phase 2 (see your leaseholder handbook for a more detailed explanation of why a Compulsory Purchase Order is used).

If you wish to speak to someone about progressing your buy back please call Desrine Vickers on 020 8825 6141

## The Project Programme & Phasing

### Phase 1 (Phase 1 existing buildings)

Construction has now started. The first phase is due to be completed in summer 2018.

### Phase 2 (Crossbow House, 22-37, 39-42, 43-68 Sherwood Close)

All residents to vacate by summer 2018 so construction can start in the autumn. The new homes are anticipated to be available by summer 2020.

### Phase 3 (Target House)

All residents to vacate by summer 2020 so construction can start in the autumn. We anticipate phase 3 will be completed by summer 2022.

# Clarion Housing Group Community Grants Programme

Clarion Housing Group (formed following the merger in 2016 of Affinity Sutton Group Limited and Circle Housing Group) is the largest housing group in the country and one of its biggest housebuilders.

Through its Community Grants Programme - managed by Groundwork - it awards grants of between £1,000 and £5,000 to charities, community organisations and voluntary groups for projects which primarily benefit its residents.

For more information or to apply for a grant please go to <http://www.groundwork.org.uk/clarion-uk>



An image of the new estate

# How Big Are The New Homes?

We've had some requests for information about the size of the new homes. Here's a reminder.

Existing Unit Types	Area (m2)	New Build Unit Types	Area (m2)
1 bed flat	48	1 bed flat	50
		2 bed flat (3 person)	61
		2 bed flat (4 person)	70
2 bed maisonette	72.5	2 bed maisonette (4 person)	83
3 bed maisonette	84	3 bed maisonette (5 person)	96
		3 bed flat (5 person)	At least 86
		4 bed 3 storey house (6 person)	107

## Community Investment Update

Our Neighbourhood Investment Manager Christine Hevey has been in talks with Ealing Council and Kingdom to help fund the wardens that patrol the area to tackle anti-social behaviour.

We hope to bring news in the next edition of Closer that contracts have been signed to continue this vital service.

Christine is also in negotiations with Westside Youth Centre to sponsor a sport facilitator and pay for two tutors to provide basketball sessions for local young people.

## Love London Working

We now have a dedicated employment support officer to help residents of Ealing get into training or employment. Please contact Jude Buttle on 0300 100 0303 for further information.

## Contact Us

If you would like to know more details about the redevelopment plans please contact Natalie Down on 0300 100 0303. If you are an estate resident and have any questions about moving to the new homes or off the estate please call Desrine Vickers on 020 8825 6141