



Phase 1 On-Site Progress

Archer House has now been demolished and the contractor Lovell is currently working on the foundations for the new properties in Phase 1.

They are also working on disconnecting the gas supply and moving the drainage in Phase 1.

The contractor's welfare facilities are now set up so you will see a presence on site most days.

The new site manager is **William Mensah** and he can be contacted at:

Email – william.mensah@lovell.co.uk
Telephone – 07966491502



Aerial view of the new Sherwood Close

Phase 2 Tenants

Nearly all the tenants in Phase 2 (Sherwood Close and Crossbow House) have now registered on LOCATA and completed the Housing Need survey

This has enabled the Council to determine the bedroom need of each household. The information is crucial in either allocating the correct sized property for the new housing or enabling tenants to bid for a home on LOCATA if they have to or want to move away from the estate.

Urgent Request

It is absolutely crucial that every tenant in Phase 2 completes a LOCATA application form and a Housing Needs survey. If you haven't done this yet please contact Desrine Vickers on 0208 825 6141 to make the necessary arrangements to complete the forms

Once we have all the information from all the tenants in Phase 2 we can then start the process of determining the allocation of the new homes

If you don't complete the forms you may miss out on a new home on the estate as we can't allocate a home if we don't know the size required!

Existing Parking

Lovell will be constructing some new car parking spaces along Sherwood Close, parallel to Northfield Avenue.

This is because the parking areas next to the recently demolished houses on Sherwood Close will be closed to enable Lovell to start work on building the terrace of new housing in Phase 1.



These parking spaces will be managed in the same way as the existing spaces and will be for permit holders only.

The new spaces should be available in November, but dates are subject to agreeing the timetable with highways and contractors.

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

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.

Merger between Affinity Sutton and Circle Housing Group

You may have heard about Affinity Sutton's plans to merge with another housing association Circle Housing Group. Things are going well and we have now received conditional approval from the regulator – the Homes and Communities Agency. It is anticipated that the two organisations will formally merge during November this year.

Before going ahead it was important to know what Affinity Sutton residents thought about the merger and so Affinity Sutton held a six week consultation with them earlier in the year to find out. Over half the residents who commented on the merger were positive and thought that the plans to increase investment in communities give children a better start in life and to build more homes was a good thing.

Some residents were concerned about size, services and the pressures of building new homes. Affinity Sutton reassured them that there will be no changes to their tenancy as a result of the merger, they would be likely to keep the same housing officer and good quality repairs will continue to be a top priority. The importance of building new homes, especially for affordable rent, was stressed as well as shared ownership to give people who can't get an affordable home for rent the opportunity to step on the property ladder.

Residents' views were shared with the Affinity Sutton Board and formed part of the formal submission to the regulator.

This merger will not affect the redevelopment of the Dean Gardens estate.

We will keep you updated as the merger progresses.

Love London Working – an exciting new work and training programme

If you are looking for work or need some training to land a job then Affinity Sutton's new 'Love London Working' programme could be the answer. Thanks to match funding from the European Social Fund in the next three years they plan to recruit 21,000 Londoners into work, training and apprenticeships. It doesn't matter what your age is, whether you are a single parent with childcare needs or have a disability as this programme is specially designed to help with any barriers to work or training.



To help deliver this ambitious programme across London Affinity Sutton have signed up 15 other housing associations across London. This means that as well as helping you into work they can help with maintaining your tenancy, welfare and money advice and getting online.

Want to find out more? Then visit www.lovelondonworking.com or call 0300 100 0303



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 614