WESSEX CLOSE - CONSULTATION

FREQUENTLY ASKED QUESTIONS

What is being proposed for this site?
The Council is proposing to build 6 new affordable homes with associated parking for the benefit of the whole community. The new development will include six 3 bedroom houses.

What are the benefits of the development?
The development provides an opportunity to enhance the local area and deliver new homes that are well-designed, well-built and energy efficient and complement the character of the area. By making better use of the space, anti-social behaviour is reduced and households who have been on the Housing Register for many years have the chance to move to an affordable home.

What construction method will be used to build the new homes?
The proposal is to use a light steel gauge framework with an external brick layer. The building components are prepared in factory setting where they can be quality controlled before being brought to site. This method is quicker and less obtrusive than traditional methods of construction.

Will the new homes be soundproof?
Yes. The new homes will be built to current building regulation standards which means that the levels of sound insulation will be higher than is currently provided in existing homes.

Will the new homes have photo voltaic panels?
The new homes will be built to the current sustainability standard. This means that the properties will be well insulated, making them energy efficient and economical to run.

What will the rents on the new homes be?
The new homes will be let on Affordable Rents, set at up to 80% of open market.

What will the layout of the new houses look like?
Floor plans are available to view on the planning portal at: http://www2.redbridge.gov.uk/cms/planning_and_the_environment/planning/object_support_or_comment.aspx
Will there be garden space?
Yes. Each of the new houses will have their own gardens.

How will the properties be allocated?
The new homes will be advertised through the Choice Based Lettings system to applicants in housing need on the Council’s Housing Register.

How will you address the parking issues?
The development will provide sufficient parking spaces to meet the parking standard set out in the Council’s planning policy.

Will I lose my garage?
The garage site is being developed as many of the garages are unused or in disrepair and there are reports of anti-social behaviour. Where possible, the Council will aim to provide another garage in an alternative location.

When will the planning application be considered?
A planning application was submitted September 2016. The process of determining an application of this size is 8 weeks. The application is expected to go to Regulatory Committee between November 2016 and January 2017.

If planning application is approved when will work begin?
Work will begin on site around March 2017 and go on until March 2018.

How will this development be funded?
This development will be funded with capital from the Council’s Housing Revenue Account (HRA).

Who will be responsible for the management of the new development?
The Council will be responsible for the management and maintenance of the new development.

Who is the building contractor?
Willmott Partnership Homes Ltd is the building contractor for this development. Contact details are: Lee Kenyon, Design Manager, Willmott Partnership Homes Ltd (London and the South), Willmott Dixon House, 80 Wilbury Way, Hitchin, Herts, SG4 0TP, Telephone: 01462 814455.

If I have any other questions about the development, who should I contact?
You can contact the Housing Development team on 0208708 4084.