August 2018

Welcome to our July newsletter aimed at informing you about progress on the construction of 45 flats to replace the existing bed sits and 26 houses for affordable rent at Marlyon Road. This is part of the Council’s programme to provide much needed affordable housing for Redbridge residents with 67 new homes provided to date.

Frequently asked questions

Why do you want to build new homes on our estate?
The council has made providing more genuinely affordable homes for Redbridge residents a top priority. One way we can tackle this is by using land we own on our existing estates to build new, high quality, energy efficient Council homes.

Has planning permission been granted for the development?
Planning permission had previously been granted for this development; however, it became necessary to re-tender the contract arrangements opportunities for Marlyon Road and the other four sites in the Council’s current programme to ensure value for money as well as high quality for residents.

How will the contractors be decided for the scheme?
Baily Garner who have expertise in delivering affordable housing projects in London have been appointed to assist the Council with the range of design, cost, safety and other professional services to deliver the projects. Baily Garner have worked with the
Council to thoroughly review all the pre-construction work and advise on the most appropriate ways of selecting the building contractors for these different projects. A priority has been to facilitate work and training for local people.

**When are the works likely to start?**
This whole process has taken significantly longer regrettable more than advised in the previous newsletter. We expect though to have completed the tendering process of the building contractor by November with work starting on site in January 2019.

**What are the next steps?**
The Council recognises residents have concerns about the impact of the additional homes on their home, estate and the environment. Therefore, on appointment of the building contractor there will be opportunities for residents to meet and discuss concerns with Council officers and the development team. The Council is committed to ensuring that in addition to providing much needed affordable homes for Redbridge residents, that there are positive outcomes for all residents at Marlyon Road.

To find more information search affordable housing development at: [www.redbridge.gov.uk](http://www.redbridge.gov.uk)

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