August 2018

Welcome to our July newsletter aimed at informing you about progress on the construction of six new houses for affordable rent at Wessex Close. 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 in our street?
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 for the six houses had previously been granted for this development; however, it became necessary to re-tender the contract arrangements opportunities for Wessex Close 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 regrettably than advised in the previous newsletter. We expect to have completed the tendering process of the building contractor by October with work starting on site in November/December.

**What are the next steps?**
The Council recognises residents have real concerns about the impact of the additional homes on their home, on parking and the environment. Therefore, on appointment of the building contractor there will be opportunities for residents to meet and discuss concerns with the appointed building contractor and council officers.

There is a Planning condition requirement for an Ambulance bay and/or Dial a Ride pick up and drop off on Suffolk Road which is being progressed.

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

If you have any questions please contact Peter Bradbeer on 020 8708 4115 or at [Peter.Bradbeer@redbridge.gov.uk](mailto:Peter.Bradbeer@redbridge.gov.uk) Alternatively contact Taj Uddin, Resident Engagement Officer on 020 8708 7632 or at [taj.uddin@redbridge.gov.uk](mailto:taj.uddin@redbridge.gov.uk)