Old Mill Court, Chigwell Road, South Woodford, E18 1NJ

August 2018

Welcome to our August newsletter aimed at informing you about progress on the construction of 26 new flats for affordable rent at Old Mill Court. 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 for the one and two - bedroom flats had previously been granted for this development; however, it became necessary to re-tender the contract arrangements opportunities for Old Mill Court 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 though to have completed the tendering process of the building contractor by October with work starting on site in November/December.

Will leaseholders be charged for new build improvements?
Leaseholders will not be recharged for any improvements carried out as part of the development of the new homes.

What are the next steps?
The council recognises residents have real 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 Old Mill Court.

To find more information search affordable housing development at: www.redbridge.gov.uk

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