

WENSLEY ROAD ESTATE IMPROVEMENTS

Newsletter | July 2022



WENSLEY ROAD
live. play. grow



Dear Resident,

With the summer holidays about to start, we've pulled together a programme of events in the local area including a range of activities for children and adults over the next six weeks – you'll find it on page 3.

We know that the hoardings, construction and diversions are an inconvenience to you, and we are continuing to push to get this work done as soon as possible so you can enjoy the improvements that will benefit the estate. I'm sure you'll see increased work over the next few months to speed things along, which will be good for everyone. In the meantime, thank you for bearing with us. We do appreciate it.

If you have any comments or concerns, please contact our Property Development Team by emailing propertydevelopmentteam@reading.gov.uk or calling our contact centre on 01189 373787 and asking for the Property Development Team. You can keep up to date with any news on the improvements at www.wensleyroadimprovements.co.uk. We hope you have a lovely summer.

Kind regards,

Zelda Wolfe

Reading Borough Council Assistant
Director of Housing & Communities

PHASED CLOSURE OF WENSLEY ROAD FOR RESURFACING

An important date for your diary is week commencing Monday 25 July when the Highways department is undertaking important road resurfacing along Wensley Road. This is not related to the Wensley Road Estate improvements, but we are able to pass on the information you need to know which is:

- **What:** Full road closure in both directions
- **Where:** Wensley Road (between the junction with Shaw Road and the Roundabout at Rembrandt Way)

and Holybrook Road (between the junctions with St Saviours Road and Shaw Road)

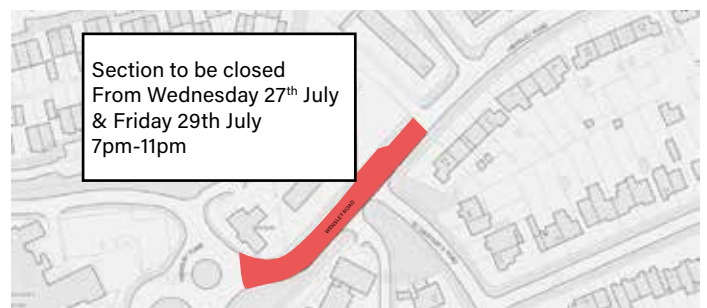
- **When:** Monday 25 July – Monday 1 August
- **Time:** 8am – 5pm daily. NORMAL FULL ACCESS EVENINGS AND WEEKENDS
- **Access:** Still available to the Wensley Loop via St Saviours Road, and the bus will continue to run via this diversion.

There will be additional NIGHT CLOSURES between the Rembrandt Way Roundabout and the western junction with St Saviours Road on Wednesday 27 July and Friday 29 July from 7pm – 11pm. During the night closures, road access to the Wensley Loop will be cut off and will only be available to emergency vehicles.

These works have been delayed until the school holidays to minimise impact, and you'll see the benefit of the works in a vastly improved road surface.

No Parking signs will be displayed along the section of road which will be closed approximately two days prior to the works commencing. Parking provision around the loop will continue as before.

If you have any questions about this work, please contact resurfacing@reading.gov.uk



NEXT STEPS

Work is continuing on the Wensley Road Improvements project, and these are the next steps you should be aware of taking place around your estate...

July 2022

NEXT

Phase 1 - new homes

Work on the foundations of the new homes is continuing. We know you haven't seen as much activity as expected in the last few months, due in part to needing to bring in a new piling contractor causing a delay. However you should see the buildings going up over the next few weeks, and we are still aiming to finish phase one, including all new homes and landscaping, by October next year.

In July our contractors will be installing drainage and floors and completing foundations, with some brick and blockwork beginning.

Construction of the new road was paused whilst we obtained the 'stopping up order' for the T junction at Wensley Road loop and utilities were diverted. Designs for the new road are also being reviewed. We are expecting work to deliver the road to begin again by the autumn.

NEXT

Phase 2 - improvements to the tower blocks

We have begun the initial stages of the process of appointing a contractor to complete the improvement work to the existing tower blocks. This will include new entrances, new triple glazing for all flats, redesigned entrances, better waste facilities and bike lockers. We are expecting the work on this phase to begin early next year.

We want to ensure tenant views are taken into account throughout the process, so please put yourself forward for our tenant panel – see page 4.

GARAGES NEAR COMPLETION

Eight new garages have been built behind 51 – 65 Wensley Road, plus an additional 4 parking spaces. They are approaching completion now and hopefully you'll agree that they are a big improvement. We are expecting them to be available for letting by the end of August.



MONEY HELP AVAILABLE TO YOU

With rising energy bills and the cost of living increasing, we want you to know about our support services available to you.

Our Money Matters website www.reading.gov.uk/money-matters brings together a host of valuable free information to help improve your financial situation, including a benefit checker, a directory of local and national advice services available along with other useful information. If you are a Council tenant or resident affected by the benefit cap, you can contact our Debt Advice Team of highly trained and friendly advisors who can provide you with free, confidential, impartial, personalised advice. Visit www.reading.gov.uk/debtadvice or call 0118 937 2197 for more information.

SUMMER HOLIDAY ACTIVITIES



Mega Makers Free Bible Holiday Club

Mon 25 – Fri 29 July, 10am – 12.15pm,
All Nations Christian Centre,
Berkeley Avenue, RG1 6JE.



Adult arts / crafts / digital taster day

Wed 27 July, 10.30am – 1.30pm,
Coley Park Community Centre

Free events including healthy eating,
IT classes and more



Brighter Futures For Children Activities

Every Wednesday, 2.30pm – 5.30pm,
Courage Park, from 27 July – 24 August:

Wed 27 July – Giant Games

Wed 3 August – Frisbee golf

Wed 10 August – Basketball competition

Wed 17 August – Sports in the park

Wed 24 August – event TBC



Cycling club

Avanti Freewheelers is a community cycling club for children 9-14 which organises regular rides from Coley Park Community Centre on a Wednesday afternoon. A holiday programme will operate during the summer, with rides advertised on their Facebook page: www.facebook.com/reading.avantifreewheelers



Pop-up and play sessions

Sat 6 August and Sat 3 September,
Holy Brook Nook, Brook Street West,
RG1 6BB, 10.30am – 12.30pm

For children aged 3-12 and their grown ups, including mini-beasts hunts, building dens, planting, campfire cooking, art, craft and storytelling. Must be booked in advance.

ARTY CHILDREN BRIGHTEN UP HOARDINGS

You may have spotted our new 'living' hoarding in between the blocks by the playground, which was completed recently. It's a collaborative effort between the local children to bring colour and life to the site. The youth club painted the mural on the hoarding, and children from St Mary & All Saints C of E Primary School completed it by putting plants in plastic bottles to create a living wall. We hope any of your children who were involved enjoyed the experience and contributing to the brightening up of the site.



WENSLEY ROAD DROP IN

Wednesday 27 July, 4pm to 6pm

Please join us to find out more about what has been happening on the project and what the next steps are. There will be staff there to talk about the next steps for building the new homes and surrounding facilities, what is happening about the improvements to the 3 Towers, information on community and youth events and what we are doing as your landlord on a day-to-day basis as well as help on hand if you have any money worries or want to make your money go further.

Join us at Coley Park Community Centre. We look forward to seeing you there! For more information please contact Mary Hull on 07834335309 (text and calls) or email Mary.Hull@reading.gov.uk

DO YOU LIVE IN BLOCKS 193,203 OR 205?

Do you have an opinion on the proposals for your home and block? Then your help is needed!

There are some big improvements happening to the Towers over the coming year. We are looking for tenants from the Towers who would like to join us to ensure tenants voices are heard and taken into account when making decisions regarding these improvements.

We need 10 – 12 tenants to volunteer to be part of a tenant panel commenting on the proposals, influencing who will carry out the works and making sure the tenant view is heard. You can find out more by contacting Mary Hull on 07834 335309 (text or call) or email Mary.Hull@reading.gov.uk

DATE FOR YOUR DIARY

Thursday 18 August 2022

We will be holding a resident engagement event on 18 August, about the phase 2 works which will see improvements made to the three blocks. If you live in the blocks, look out for a leaflet through your door nearer the time with more details.

HELPING YOU DEAL WITH ANTI-SOCIAL BEHAVIOUR

Our ASB (Anti-social behaviour) team is here to help if people around you are making life difficult for you.

What you can report

Issues such as noise nuisance (persistent loud music and rowdy behaviour), problematic visitors and verbal abuse.

There are a number of other issues which you must report to Thames Valley Police, including threatening behaviour, criminal damage, violence, hate crimes and drug related issues. Please obtain a URN (unique reference number) for each incident you report to the police, and then let us know the details, including that number, so we can follow up your reports.

How to report problems to the ASB Team

- **Keep a written record to send to us:** Please include a full description of the issues you are witnessing, including any swear words that may be used.
- **The Noise App:** This is the preferred method we like tenants to use when reporting noise nuisance as it allows us to hear what you're hearing. This can only be used on smart phones e.g. iPhone and Android and can be downloaded from your phone's app store.
- **Reportable:** This is the newest method of reporting nuisance. It is designed for ease of use. This can only be used on smart phones e.g. iPhone and Android. and can be downloaded from your phone's app store.
- **Email:** Contact us directly at ASB.Team@reading.gov.uk, providing full details of an incident, eg. date and time, who was responsible, witnesses, the effect it had on you and details of any other agencies you reported to.
- **Phone:** Call the Council's contact centre on 01189 373787 and ask for the ASB Team.

How we can help improve things for you

- Talking to your neighbour to help them to understand the impact of their behaviour on others, and reminding them of their tenancy agreement
- Offering mediation: Helping you and the other person find a fair solution
- Issuing tenancy warnings: Warning offenders about breaching their tenancy
- In extreme cases we may take legal action against tenants which could include injunctions to prevent certain behaviours or possession proceedings to end a tenancy.