

WENSLEY ROAD ESTATE IMPROVEMENTS

Newsletter | March 2023



WENSLEY ROAD
live. play. grow



Dear Resident,

As we move into spring you'll hopefully soon start to see things fall into place with our plans to improve the Wensley Road Estate.

With the inevitable slow down around Christmas and the cold, wet winter months behind us, the coming warmer and lighter weeks will provide plenty of opportunity for good progress to be made with the new homes. On page 2 you'll see how to apply so you can be in the running for a move into one of them.

We expect work to start on the towers in the summer, with new windows coming to all existing flats.

You'll be able to see the new windows in our show flat on Wednesday 29 March at our walkabout - which will also feature an Easter egg hunt! If we don't see you at that event, then I wish you a Happy Easter, and thank you once again for your support.

Kind regards,

Zelda Wolfle

Reading Borough Council
Assistant Director of Housing & Communities



WENSLEY ESTATE WALKABOUT

WEDNESDAY 29 MARCH
INCLUDING EASTER EGG TRAIL!

Your next opportunity to find out more about how things are shaping up with the Wensley Road Estate improvements takes place on Wednesday 29 March at a walkabout we have arranged in place of the usual drop-in session.

Being Easter, this is a special one including an Easter Egg Trail. All are welcome at the event, and you are welcome to bring the whole family with you. It will also give you the chance to see inside a flat with the new windows already installed so you can see the improvements coming to your home soon. The details are:



Meet outside Block 203 at 4pm for walkabout which will last an hour



Easter egg trail also starts at 4pm and finishes at 5pm. Maps to track down Easter egg pictures will be given to children present, with chocolate egg prizes for all those who complete the trail



Trail and walkabout followed by visit to show flat in 203 Wensley Road at 5pm to see proposed Nordan windows which have been installed, and boards on display to show the proposals for Phase 2



Got any questions? Council officers and representatives from our contractor Glenman will be on hand to answer any questions



This walkabout and Easter egg hunt will replace the drop in at the community centre this time - the next community centre session will be on Wednesday 31 May

PHASE 1 UPDATE

NEW HOMES

Floors for the new homes are being installed on the first floor of blocks A and B. Residents can expect to see brick and block work continuing in these blocks up to the second floor over the next few weeks. The brickwork on block C is being laid now up to the first floor and then floor beams will be installed at the first floor level following this.

CAR PARKING

The first layer of tarmac has been laid on the new access road, and parking spaces and kerbs are being installed. This first area of new parking should be ready for use by late April, so residents living in 203 Wensley Road will be able to park there from that time. We will be writing directly to residents affected by this first stage of the new parking arrangements with more details when we have a firm completion date from the contractor.

SITE PLAN

showing housing, roads and new parks:



HOW TO APPLY FOR ONE OF THE NEW HOMES

The 46 new homes being built will be advertised via Homechoice at Reading and residents will be able to bid for properties as they become available. Priority will be given to tenants who currently live on the Wensley Road Estate and will be determined through the usual allocation processes of priority bands and registration dates. Where priority bands and dates are the same, then offers will be made based on the length of time a tenant has lived on the estate.

If you would like to be considered for a new home you must have an active application. If you haven't already done so, we recommend applying as soon as you can and would especially encourage tenants who are currently overcrowded or are under occupying their homes.

You can apply to join Homechoice at Reading by going to www.reading.gov.uk/homechoice and following the register for housing link. Alternatively you can call us on 01189 372172, or email allocations@reading.gov.uk, to request a paper form be sent to you. You can also use these contact details if you are applying online and need any help.

PHASE 2 UPDATE

For everyone living in the towers, the exciting new improvements are moving closer. The tender evaluation has been completed following interviews with the two shortlisted contractors, in which resident representatives took part. We hope to appoint the winning contractor in April, and if so expect work to begin on site in the summer.

When the work takes place you can look forward to:



NEW TRIPLE GLAZED WINDOWS IN YOUR FLAT



NEW ENTRANCES AND DRYING ROOMS



NEW EXTERNAL WALL FINISH AND INSULATION ON THE BLOCKS

At residents meetings some of you have already seen a sample of the proposed Nordan windows, and we've now arranged for you to see them in place in a show flat in Irving Court. You will be able to visit the flat soon - see page 1 for details of the first opportunity to do so!



EASTER EVENTS

With the Easter holidays fast approaching, here are some events to keep you entertained over the holidays...



Saturday 1 April

10am-12pm,
Coley Park Community Centre,
140 Wensley Road, RG1 6DW

Easter Community Litter Pick. Free Easter Egg for anyone who fills a bag of litter.



Wednesday 5 April

10am - 12pm,
All Nations Christian Centre,
RG1 6JE

Easter Hangout - an opportunity for families to join in with Easter themed activities



Wednesday 5 April

10am-11am,
Coley Park Community Centre,
140 Wensley Road, RG1 6DW

Let's Get Physical soft play (for age 0-5)

West Central Children's Centre
(Brighter Futures for Children)



Friday 7 April

10am - 12pm,
All Nations Christian Centre, RG1 6JE

Easter Journey - explore the story of Easter with an interactive journey around the church



Friday 7 April

3pm,
Coley Park Baptist Church, RG1 6DU

Easter egg trail taking place in the church grounds



Wednesday 12 April

10am-11am,
Coley Park Community Centre,
140 Wensley Road, RG1 6DW

Let's Get Physical soft play (for age 0-5)

West Central Children's Centre
(Brighter Futures for Children)

Also enclosed with this newsletter is a poster showing the regular list of weekly events taking place at Coley Park Community Hub this spring.



THE TOWERS TENANT PANEL

A tenant panel has been set up to oversee the works that will be starting on the three towers this year, which will see new windows, new entrances and drying rooms, and new external finish and insulation for the block walls. We'd still like more tenants to be involved, so if you're interested please let us know.

Tenants were asked to volunteer for places on the panel and we have a small core group of tenants who have been involved so far. The group have met several times to discuss the works being proposed and identify any concerns that tenants might have along with a list of questions to ask the potential contractors of issues important to tenants including:

- looking at the safety and security of the blocks whilst the works are being carried out
- what communication the contractors will have with residents to keep them updated on progress and how residents can contact them if there any problems
- what help and support might be available for any resident that needs it

Two tenants also volunteered to meet with potential contractors to put these questions to them and feed back to the other tenant members. The final choice of contractor will be made by the Council, but tenants' views will be considered as part of the decision-making process.

The tenant panel will also play an important role in overseeing the works and monitoring what is happening on site during the works.

There are still places available on the panel - if you would like to be involved or just want more information contact Mary Hull on 07834 335309 or Mary.Hull@reading.gov.uk.

SAFER NEIGHBOURHOOD FORUMS

Two dates for your diary in the coming months are the next two safer neighbourhood forums. These are an opportunity for residents, police and council staff to come together to discuss and problem solve any criminal or community issues which are affecting the area. Please put these in your diary and come along:

- **Thursday 25 May, 7pm**
at All Nations Christian Centre, RG1 6JE.
- **Thursday 20 July, 7pm**
at Coley Park Community Centre, RG1 6DW.

