

WENSLEY ROAD ESTATE IMPROVEMENTS

Newsletter | May 2023



WENSLEY ROAD
live. play. grow



Dear Resident,

Work is continuing on Phase 1 of the project, and the new terraces and court were recently named, so thanks for all your suggestions – you can see on page 3 if your choice was a winner! With the development coming to an end, we're also able to share with you now more details on the new homes – on page 2 we have a few floorplans so you can see what they'll look like inside.

Remember, if you wish to be considered for one of the new homes, you do need to apply so please do that as soon as possible – see page 3 for details of how to do it.

We do understand that as the work progresses to bring the lovely new homes to fruition, the work on these and the new road will at times create greater levels of dust and noise that may affect you.

We've asked the contractor to do all they can to mitigate the impact of activity on you, but please contact us if there is anything more we can do to support you during this time.

Thank you once again for your continued patience whilst the improvement works continue.

Kind regards,

Zelda Wolfe

Reading Borough Council
Assistant Director of Housing & Communities

UPDATE ON IMPROVEMENTS TO THE BLOCKS

We are now in the process of negotiating and awarding the contract for the improvements to the three blocks. To minimise disruption to families in the blocks throughout the summer, that work (new triple glazed windows in all flats, new entrances and drying rooms, and new external wall finishes and insulation) will start in the autumn when the summer holidays have ended.



SHOW FLAT

The new Nordan windows that have been chosen have been seen by many residents now, and you will be able to see them in our show flat, 11 Irving Court in Block 203, when we hold events at Wensley Road. It is also where you'll be able to find our Estate Wardens too if you need their help.



CAR PARKING

All cars have now been moved out of the 203 Wensley Road car park and it is now closed. The new parking area for tenants who used it is now open on the other side of the block, so please use that area now. Pedestrian access from the main entrance of 203 will run past the south of the block beside the fire escape, and there are two routes through - to the bus stop on the loop and to the other side of the road to walk to the shops. The first crossing is near the entrance to the new road, and the other is further up on the dog leg crossing at the north of the block.



Parking Route →

NEW HOMES

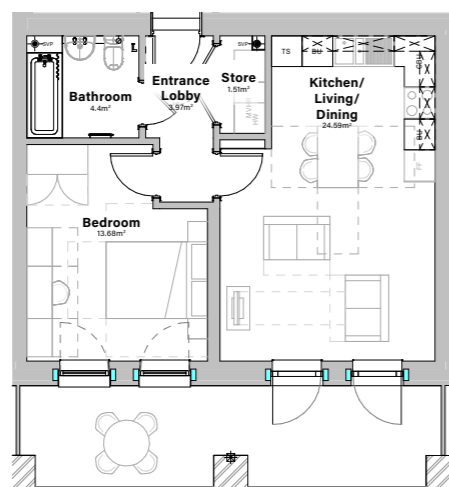
The 46 new homes coming to Wensley Road estate, for which current residents will have priority, are a mix of sizes and types.

- 26 x three storey houses (3 bedrooms, up to 6 people)
- 2 x three storey houses (4 bedrooms, up to 7 people)
- 2 x ground floor flats (1 bedroom, 1 person, wheelchair accessible)
- 2 x ground floor flats (2 bedroom, up to 3 people, wheelchair accessible)
- 6 x flats (1 bedroom, up to 2 people)
- 8 x flats (2 bedroom, up to 4 people)

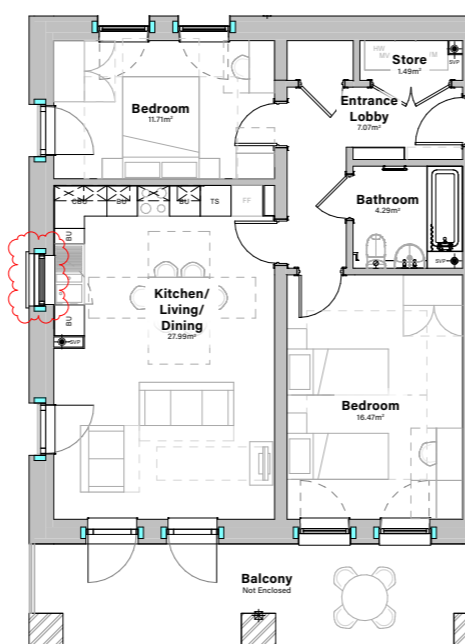
If you are interested, you must apply or have an application running currently. More information on this can be found on page 3.

Examples of floor plans for two of the new homes can be seen below:

1 BEDROOM / 2 PERSON FLAT



2 BEDROOM / 4 PERSON FLAT



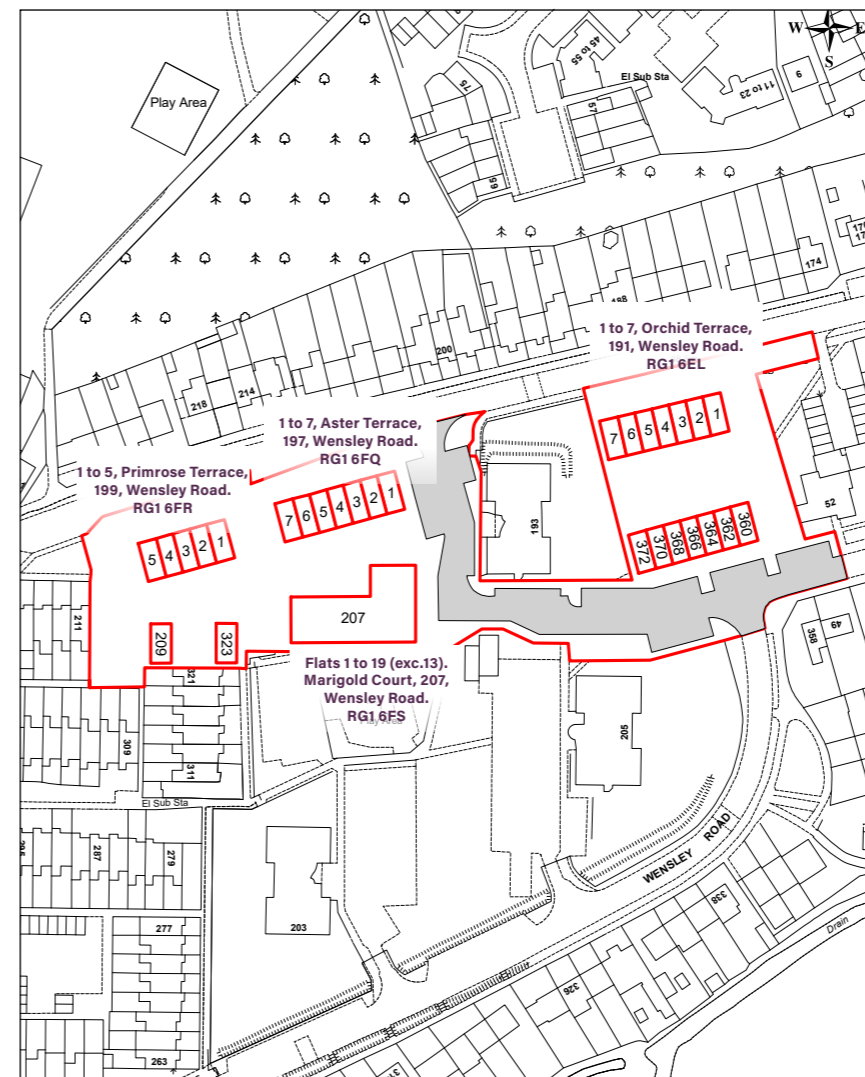
NEW TERRACES AND COURT NAMES

We carried out a community engagement exercise to encourage local residents to get involved with naming the new terraces and court, via suggestion boxes at drop in sessions, other events and our regular newsletters to you. Coley ward councillors then helped to draw up a shortlist.

The most popular suggestion by a significant margin was 'flowers' and we are pleased to announce that the new names of the three new terraces and one new court are:

- Orchid Terrace
- Aster Terrace
- Primrose Terrace
- Marigold Court

Thank you to all residents who took part. This is where they will be situated:



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REMINDER ABOUT JOINING THE HOUSING REGISTER

If you would like to be considered for one of the new homes on the Wensley Road Estate you **must** have an active application. If you have not done so already, we recommend you apply at the earliest opportunity. You can apply to join Homechoice at Reading online at www.reading.gov.uk/homechoice and following the 'register with Homechoice' link. Alternatively you can request a paper form is sent to you from the same webpage, or by contacting the office on 01189 372172 or emailing allocations@reading.gov.uk.

If you require any assistance with this process, please make contact with the team either by phone or email to discuss.

First priority will go to council tenants who live in the blocks on the Wensley Road Estate. Allocations will be made through the usual process of priority bands and registration dates. If all of these dates are the same, then allocations will be based on how long people have lived on the estate.

We reserve the right to refuse any applicant who has been in breach of their tenancy agreement within the past 3 years including those with a history of ASB, significant substance abuse, serious rent arrears and property neglect. All tenants applying will be subject to a pre-termination inspection of their property and a rent review.





DATES FOR YOUR DIARY

Coley Baptist Church holds the following events once a month:

- Coley Craft – 10am – 12pm, 3rd Saturday of the month in term-time:
A drop in session offering the time and space to work on your own craft projects
- Little Fishes Toddlers – 9.30am – 11am, every Monday in term-time:
A family-friendly, safe and welcoming place to bring babies and toddlers

On Thursday evenings, 7pm - 9pm and also at the Coley Baptist Church, is the Knit and Natter group, with all welcome.

Don't forget on Tuesday 13 June (and every second Tuesday of the month) you can come along to Coley Park Community Centre from 10am – 12pm for a mini health check, where you and your family can have your blood pressure, blood sugar, height, weight and BMI checked.

Community Engagement

Prior to our last drop in session on Wednesday 31 May at the community centre, the previous one on 29 March took a different format to that usual arrangement. It was an opportunity to walk around the estate with representatives from Glenman and RBC and the residents attending could identify issues that were happening in the area. This was followed by the opportunity to visit the show flat in block 203 which has the new windows in place that will be used for all the new windows in the 3 blocks. There was also an Easter Egg hunt to keep the children busy whilst their parents could discuss their concerns. Those that attended found it informative and the children enjoyed their chocolate treats!

The next drop in will be held at Coley Park Community Centre on Wednesday 26 July, 4pm - 6pm.

Tenant Panel Update

The Tenant Panel which is set up to oversee the works that will be taking place across the three blocks has had a break since the contractors were selected but will now be meeting again as we move forward.

If you would like to find out more or attend the next meeting please text or call Mary Hull on 07834 335309 or email Mary.Hull@reading.gov.uk

