

# WENSLEY ROAD ESTATE IMPROVEMENTS

Newsletter | October 2023



**WENSLEY ROAD**  
live. play. grow



Dear Resident,

It is good to see the steady progress of the new builds on the estate, and it is far easier to visualise now what the estate will look like in future as it all comes together. As well as the roofs and windows being installed, which will mean we can then really press on with the internal work to turn houses into homes, the central park area is beginning to take shape too. This should be completed by Christmas and will provide a lovely space for socialising and give children extra room to play too.

Before we get to Christmas and the completed park though, there's plenty to keep families entertained in the local area with lots of half term and ongoing activities – please take a look at them on page 3.

Our next tenant drop in session, where you can ask any questions about the improvements and meet the team helping to bring them to you, is on Wednesday 29 November from 4pm to 6pm at Coley Community Centre – we look forward to seeing you there.

Kind regards,

**Zelda Wolfle**

Reading Borough Council  
Assistant Director of Housing & Communities

## PARK UPDATE

You may have noticed that the new park is being prepared and built between the existing blocks, and is due to be completed by Christmas. This will provide direct, safe pedestrian access between the existing and new housing and the park, enhanced by new planting and landscaping to make the area attractive for tenants. We'll also be using the central green space's woodland character to create an exciting range of play opportunities to keep our younger residents entertained too, with stimulating activities for under 5s and an improved play area for 5-11 year olds – watch this space!



## WHAT YOU CAN EXPECT TO SEE NEXT

1. You'll have seen work taking place on the new car park by Riversley Court – this has recently been opened so you'll hopefully see it being well used now
2. Work progressing on the new park, expected to complete by Christmas
3. More roofs and windows being installed on the new homes, with internal work also taking place
4. New additional lighting will be installed in all three blocks at the front and around the bin stores, with corner lighting being checked and repaired where necessary.

## PHASE 1 UPDATE

Plastering will begin later in October along with three of the blocks of flats and a number of the houses having their pipework, mechanical and electrical services installed. The next group of flats and houses are having their roofs and windows installed at the moment, with tiling due to take place shortly afterwards.



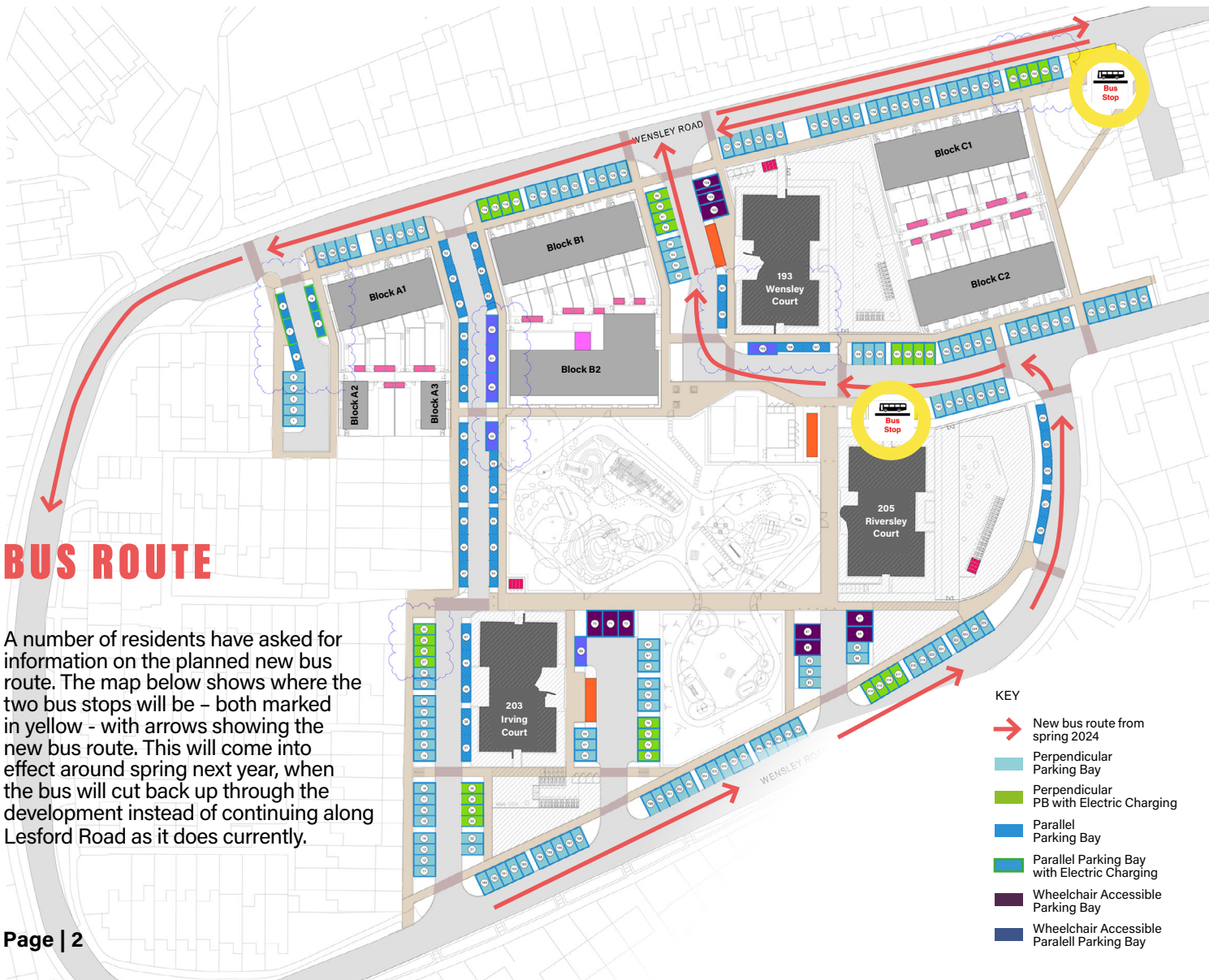
## PHASE 2 UPDATE

Phase 2 will see the existing towers enjoy a range of improvement works both internally and externally. This will include:

- Window replacements in all flats in the three blocks, plus glazing replacements to the stair cores and replacement roofing
- Refurbishment and reconfiguration of existing block entrances with new foundations, drainage, and service connections
- Bin refuse improvement works with bin chute replacement
- Internal refurbishment works to ground floor with new drying room

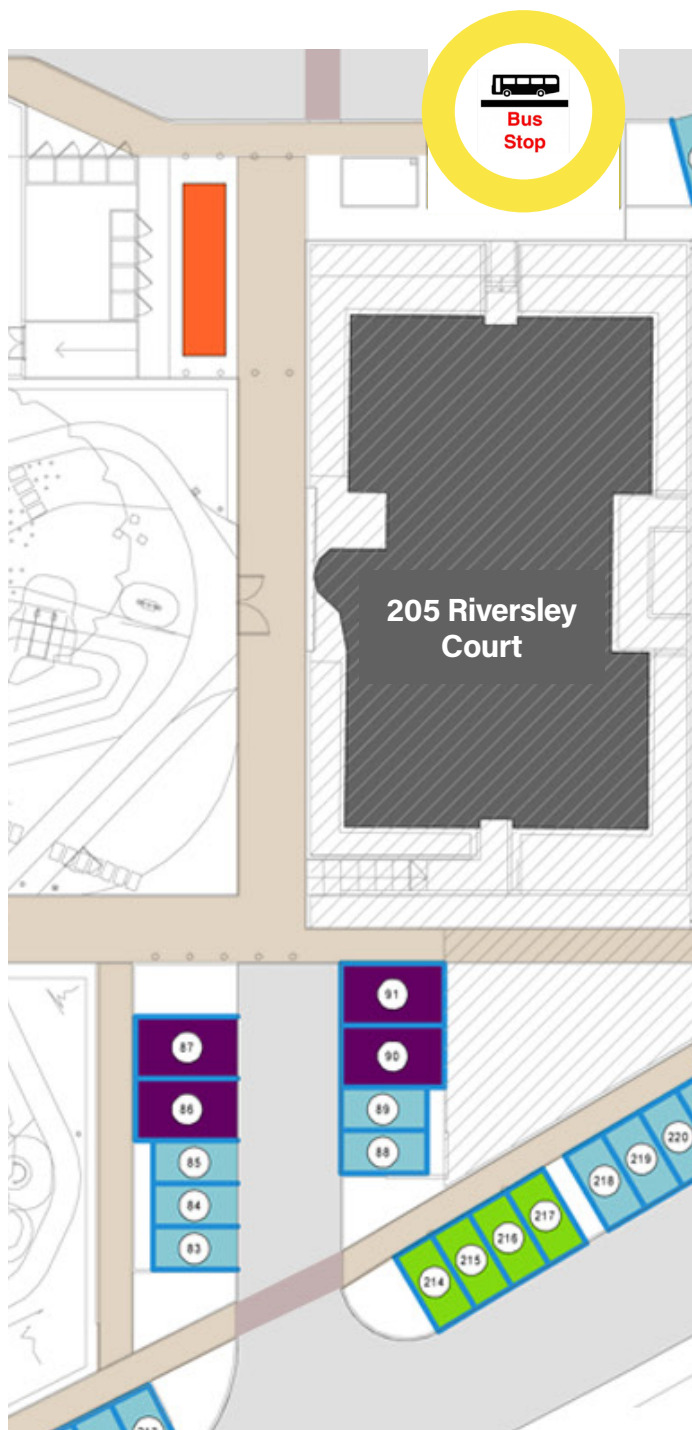
- External building fabric improvement works with the replacement of existing wall covering material with high-quality, non-combustible external wall insulation
- New landscaping around the blocks with formation of new cycle stores

We have been working on finding the right contractors to do the job to ensure we get quality work at the right price for you. Eight shortlisted companies will now be vetted to find the right company to do the work.



## RIVERSLEY COURT CAR PARK NOW OPEN!

We are pleased to confirm that this is now open. Residents can exit Riversley Court from the left of the block and access the 9-space car park and road via a tarmac path. Four of the spaces are disabled bays - please only use them if you are a blue badge holder and ensure your blue badge is on display. This is in addition to the perimeter parking spaces along the road which you can also use. The temporary car park to the right of the block will remain open until the whole project is finished.



## NEW HALF TERM ACTIVITIES AND NEIGHBOURHOOD INITIATIVES

### Tuesday 24 October

Grass Rootz youth club trip for 8-11 year olds to Chessington World of Adventure (must be accompanied by parent or carer).

### Wednesday 25 October

Grass Rootz youth club trip for 12-18 year olds to Thorpe Park. For more information on both trips above email kelvin.grassrootz@outlook.com

### Wednesday 25 and Thursday 26 October, 10am – 12.30pm

Half Term Hang Out at All Nations Christian Centre (RG1 6JE) with free games, crafts, songs and lunch.

### Tuesday 31 October, 4.30pm – 6pm

Light Party at All Nations Christian Centre (RG1 6JE) with light trail, games, songs, activities, snacks and drinks. Come in fancy dress, but nothing scary please!

### Every Monday

Coffee morning at Coley Park Community Centre, 3pm – 4.30pm. Run by Compass Recovery College, everyone is welcome.

### Every other Wednesday (from 8 November)

Grass Rootz youth club at Coley Park Community Centre. This session took place on Fridays previously.

### Every Thursday

Coley Baptist Church has opened its Readifood Pantry last month which is open every Thursday from 9.30am - 12.30pm, providing subsidised food and essential home items for families and individuals who are on a low income and in need.

Email [admin@coleyparkpantry.org.uk](mailto:admin@coleyparkpantry.org.uk) or call 0118 987 2672 for more information, or sign up to become a member at [churchpoverty.my.site.com/s/member-sign-up](http://churchpoverty.my.site.com/s/member-sign-up)



## REMINDER ABOUT REGISTERING FOR THE NEW HOMES

The new homes will be allocated via Homechoice at Reading, so if you would like to be considered for one of them you must have an active application.

The homes consist of two 4-bed houses, 26 3-bed houses, two 1-bed and two 2-bed wheelchair accessible ground floor flats, six 1-bed flats and eight 2-bed flats.

If you have not already applied, then we recommend that you do so as soon as you can.

Allocations will be made through the usual process of priority bands and registration dates. If all of these dates are the same, the longest serving tenant will receive priority.

### Here's how to apply:

- Online at [www.reading.gov.uk/homechoice](http://www.reading.gov.uk/homechoice)
- Email us at [allocations@reading.gov.uk](mailto:allocations@reading.gov.uk)
- Call us on 0118 937 2172

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



## TENANT ENGAGEMENT UPDATE

The next Wensley Road estate improvements drop in will be on Wednesday 29 November between 4pm and 6pm at the Coley Park Community Centre. All are welcome so do please come along to ask any questions you may have, or just chat to us.

The last drop in took place on Wednesday 27 September at the Coley Park Community Centre, with resident queries ranging from finding out about their application for the new properties and asking for an update on when the properties will be ready through to reporting issues with the lift in 203, parking, questions on the timetable for the new road and landscaping. All queries were either dealt with at the drop in or followed up shortly afterwards.

## RAAC UPDATE

Since our last edition of Wensley News there's been a lot in the media about RAAC (reinforced autoclave aerated concrete) – particularly in schools but also as a construction material in other buildings too. Some of our tenants on the Wensley Road estate have asked the question whether there is any RAAC in the construction of the towers.

We're pleased to put your mind at rest on this, as the towers do not have any RAAC as part of their construction. Your towers are a reinforced concrete frame, floors and roof. The walls externally are No-Fines concrete with external and internal render finishes, currently overclad with insulation and a render finish.