

WENSLEY ROAD ESTATE IMPROVEMENTS

Newsletter | September 2021



WENSLEY ROAD
live. play. grow



Dear Resident,

This edition of the newsletter brings several exciting pieces of news. Firstly there's details on how you can go about bidding for one of the 46 new homes being built on the estate, with priority on all of them going to existing Wensley Road tenants.

We've also got the result of the Courage Park play area consultation. Thank you if you provided your views – they helped shape the excellent plans for new equipment which will now be brought to life soon.

With planned additional play facilities for children on the estate alongside newly landscaped grounds, as well as changes to the existing blocks with new triple glazing, entrance areas and a smart external fabric, there's lots to look forward to.

If you have been approached to participate in a 'no win no fee' damages claim, please be aware that if you fund litigation which fails you may be liable for the other side's costs. Please do not rely on legal advice from unqualified people - you should always take independent legal advice from a suitably qualified and reputable firm of solicitors.

The fastest and safest way to ensure any concerns you have are heard is to engage with us directly – our list of contacts on page 4 tells you how to make your voice heard and resolve any worries you might have about the work taking place.

Finally, if you'd like to join our resident walkabout **at 4pm on Wednesday 29 September** to see for yourself the improvements coming to the estate, details are on page 4.

Thank you once again for your patience as we continue to make important and necessary enhancements to the Wensley Road Estate.

Yours,

Zelda Wolfe

Reading Borough Council Assistant
Director of Housing & Communities



CAR PARKING

Car parking is currently more difficult whilst the work takes place to improve the estate. The good news is that this is temporary, and we are prioritising the construction of the new parking spaces as soon as we can.

We are aware of the inconvenience this is causing you and have taken steps to ease the problem by making extra temporary car parking available. Please do park considerately and make use of these new spaces. Follow the signs to the parking forecourts accessed from the South of the site or the spaces made available at 72 Wensley Road. See the map above for how to access these. We will also let you know about additional alternative parking once this is made available.

If you have any suggestions as to how parking can be improved during this time, please get in contact.



LOCAL LETTINGS POLICY APPROVED FOR WENSLEY ROAD ESTATE NEW HOMES

We are pleased to announce that the way we will let the properties for the 46 new homes on your estate has now been approved by local councillors. The policy is designed so those within the local community will benefit from the new homes, prioritising existing housing needs on your estate and in the locality, and applies only to the first time the properties are let.

The key features are:

- First priority to Council tenants who live on the Wensley Road Estate. The allocation 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.
- The Council reserves 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.
- If there are no eligible bids from Wensley Road tenants, second priority will be given to local residents in Minster Ward (of any tenure). The Minster electoral ward comprises wider Coley, old Coley, and that part of West Reading bounded by the Bath Road, Tilehurst Road and Parkside Road.
- In the absence of bids from those listed above, the properties will be let through the usual allocations process of priority banding and registration date.

WHAT SHOULD I DO IF I AM INTERESTED IN MOVING?

If you do not already have an application to transfer on HomeChoice, you will need to complete an application online – please google Reading Council housing register. Paper copies are available on request by calling 0118 9372172. We particularly encourage you to apply if you are a single person or couple currently living in a 2 or 3 bedroom flat. There are 8 new one bedroom flats being built, all ground floor, and a move would mean family sized accommodation can be freed up.

If you have any questions about HomeChoice then you can contact us on **0118 9372861** or refer to the information on our website **Find a home** - Reading Borough Council.



NEW PLAY EQUIPMENT REVEALED FOR COURAGE PARK!

Thank you to everyone who contributed to our public consultation on the investment we are making in new play equipment in Courage Park for younger members of the Wensley Road community to make use of.

Public votes were taken into account along with value for money, technical scores and recommendations from the Access and Disability Working Group, and led to the winning option being that provided by Kompan, above.

As part of our push for better value for money, we have also managed to negotiate an additional obstacle course to go along with the new proposed play scheme for Courage Park within the original budget.

Designed to appeal to older children, the extra obstacle course will include a climbing wall/net, overhead ladder with steps, balance beam, over and under bars and step pods. This will complement the new equipment coming in the form of a main multiplay unit featuring two slides, fireman's pole and a bridge, three-way see-saw, trampoline, swings and roundabout. The equipment is designed to be inclusive.

We are now putting together the programme of works with the winning company, with the intention of opening the new playground by spring next year.



Additional climbing wall and net, part of the extra obstacle course being added to the new park



PRODUCT LIST

- | | |
|----------------------------------|---------------------------------|
| 1 MEGA DECK TOWER MULTIPLAY UNIT | 8 CABLEWAY |
| 2 INCLUSIVE ROUNDABOUT | 9 NEW LITTER BIN |
| 3 NON-VERBAL SIGN | 10 RELOCATED GATE |
| 4 FLAT & MIRAGE SEAT SWING | 11 BENCH WITH BACKREST AND ARMS |
| 5 IN-GROUND JUMPER | 12 NEW PEDESTRIAN GATE |
| 6 THREE-WAY SWING | 13 BENCH |
| 7 START PLATFORM | |

SEE THE CHANGES FOR YOURSELF - ESTATE WALK AROUND

If any tenants would like to join our resident walkabout to see for yourself the improvements coming soon to Wensley Road Estate, there is a walk around with our Tenant Participation Team Leader Mary Hull at **4pm on Wednesday 29 September**. To reserve a place just email Mary.Hull@reading.gov.uk, call Mary on 01189 372730 or text her on 07834 335309.

YOUR VOICE MATTERS - JOIN OUR TENANT PANEL

There's also an opportunity to become more involved and use your interest in the project to become the voice of your community by joining our Tenant Panel. You'll help oversee the improvements that are coming up including new windows and landscaping, and represent your friends and neighbours too. To sign up or find out more contact our Tenant Participation Team Leader Mary Hull on the contact details above.



WORKING STANDARDS AND CONTINUITY

It is important to us that all planning guidelines are strictly followed throughout the improvements. Our contractor Glenman is working within the stated Planning Conditions and following advice from the Planning Team at every stage. Their work is continuing cross multiple sites, including the replacement garages. Work is dependent on having access to the relevant teams and equipment, so a day with little or no activity does not mean work has stopped, just that we are awaiting the required workers and equipment for the next stage.

WORKING HOURS

We'd like to make sure you know exactly when you should expect to hear construction work happening – and when you shouldn't! We don't want the estate improvements to cause you unnecessary inconvenience so please note the following times for construction, demolition and deliveries:

Monday to Friday: 8am – 6pm

Saturday: 9am – 1pm

Sunday & bank holidays: No work permitted (without prior written approval from the local planning authority)

You shouldn't see any work taking place outside these times, but if you do then please let us know by making a report via the Reading Borough Council website here: <https://www.reading.gov.uk/planning/planning-enforcement/>

We are here to help and protect your rights.

CONTACT US

All of the parties involved in the estate improvements are here to help. Should you have any concerns or questions, please let us know in one of the following ways:

Glenman (contractor):

Conor Murphy - 07387 415929

Reading Borough Council:

Property Development Team –
via the switchboard on 0118 9373737

Noise issues outside the agreed hours:

For noise issues outside the agreed hours, our Environmental Protection team can take action if you can demonstrate the construction noise is excessive to what you would expect from a construction site. You can call Reading Borough Council's Environmental Protection Team: **0118 9373737**

Report a concern via the downloadable noise app:
www.thenoiseapp.com