

# John Walsh and Fred Wigg Tower

## NEWS IN BRIEF – Community Pages



Edition 3

June 2015

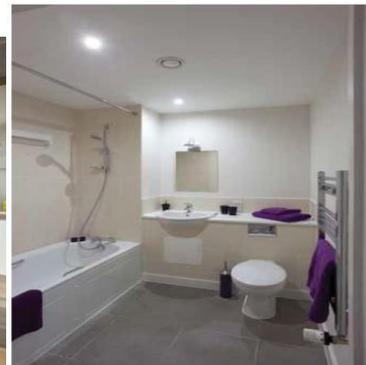
**Welcome** to the Councils first edition of News In Brief - Community Pages. This leaflet is intended to provide the wider community with an update on the progress made following the Cabinet decision agreed in November 2014 to proceed with the **transformational refurbishment of both John Walsh and Fred Wigg Towers and the development of a newly built infill block.**

The Council has been in consultation with residents from the Towers as far back as September 2013 when a fun day was held for all residents and the local community which promoted the introduction of a concierge service for each of the towers. This event was closely followed by a Christmas fayre and since then a variety of communications with residents has been ongoing.

remain under the ownership and management of the Council.

Whilst both towers will be completely refurbished neither tower will be coming down – they are here to stay.

*Below: graphic impression of suggested interiors*



*Existing view John Walsh and Fred Wigg*

The Council proposes to remove all of the bedsits currently provided on the estate and replace them with 1 bed flats. The new estate will reprovide all 116 units in each of the towers as well as a newly constructed low rise infill block comprising 46 units subject to planning approval. One tower and the infill block will be for rehousing existing Council tenants whilst the other tower will be for private sale and shared ownership. The socially rented tower will

### Project milestones

Below is a summary of the project milestones outlining what will be happening and when. The works to the estate will start in the later part of next year and is anticipated to be completely finished by 2021.

Milestone	Anticipated timescale
Decant/transfer process of all residents starts	January –April 2015
Planning application submission	Early 2016
<b>Construction of new infill block starts</b>	<b>Autumn 2016</b>
Completion of first refurbished tower	Autumn 2019
<b>Completion of second refurbished tower</b>	<b>2021</b>

### Security of tenure for residents

The Council aims to provide every resident who wishes to remain living on the estate with a brand new flat in either the Tower or the infill block. For those residents who want to move away from the estate, the Council has provided them with the opportunity to transfer

to homes of their choice across the borough by providing them with a high priority on the housing register. So far more than 80 residents have expressed a desire to leave the estate and in the first quarter January to March 2015, 7 families have already moved.



### During the build

The benefits on the local area as a result of the regeneration project will be immense. As well as providing improved living conditions for the residents of the towers, the overall vista will be enhanced with much more eye-catching buildings and a new landscape. However we understand that the prospect of living near a major build may be daunting to the wider community. That's why we will be putting in measures to ensure that your daily life can continue with minimal disruption. Our contractors will have systems in place that care for the safety of the public, visitors and the workforce and we will seek to continually improve this. We will have agreed and published times of when the contractors will be on site and the times that they will start especially with noisy work. We will seek to minimise the impact of vibration, and air, light and noise pollution. We want to maintain a dialogue and information exchange with you by providing you with a named contact person at the Council as well as publishing the works schedule and

updating you with flyers and newsletters. We will ensure that our contractors take adequate measures to reduce the impact of large vehicles and construction traffic so that the flow of traffic is maintained and vehicles parked on the estate is managed appropriately.

There will be ongoing opportunities for you to be consulted on the plans for the estate and we will publish how you can do this.

We want you to be part of this exciting transformation of your local area and want to hear your views and comments at every stage.

### Please contact us

The project shop is staffed by members of the Council's regeneration project team and Ascham Homes staff and is located in the car park in-between the towers. The team at the project shop can provide literature about the development, information and advice.

The current opening times of the drop-in service are:

Friday morning 9am-1pm

Friday afternoon 2.00pm – 5.00pm

Alternatively, you can contact us by email and telephone:

**Jacqueline Franklin** on 020 8496 5162 about consultation and getting involved

**Amanda Gibson** on 020 8496 5405 about decanting and leasehold queries

**Vivek Oza** on 020 8496 4197 on tenancy management/anti-social behaviour reporting



*Above: artists' impression of proposed development*