

CLOSER

ISSUE 4 | June 2013

Sherwood Close Newsletter



Welcome to the June edition of Closer!

Since our last event lots has been happening. We've been working behind the scenes to incorporate your feedback. The revised design will be ready to be submitted as a planning application by the end of the summer.

Here is the revised masterplan. You'll see that the masterplan has changed slightly from the one we showed you in February with the introduction of a new block of affordable homes (C4) overlooking the allotments. This is in response to feedback from residents, stakeholders, the local community and planners.

**Sherwood Close
Regeneration Team**



Phasing

Lots of you have been asking when you'll have to move. Below is the phasing timetable which shows when your block will need to be empty in readiness for demolition.

Phase	Blocks	Decanting timetable*
Phase 1	Archer House, 1-10, 12-21 and 70-72 Sherwood Close	April 2013 Complete December 2013
Phase 2	Crossbow House, 22-37, 39-42 Sherwood Close, 43-68 Sherwood Close	Residents to move out end of 2014 to the end of 2015
Phase 3	Target House	Residents to move out during 2016

*this timetable could alter due to changes to the regeneration programme.

The maisonettes along Northfield Avenue are now part of Phase 2 and only Target House is part of phase 3. This is because our demolition contractor has advised that retaining part of Sherwood Close in Phase 3 could compromise health and safety.



New homes

The estate is currently made up of:

	No.	Percent
Studio	1	0.5%
1 bed	139	67%
2 bed	50	24%
3 bed	19	9%
4 bed	0	0%
Total	209	100%

As you can see from this information there will be more family accommodation on the estate.

From the information gathered from the housing needs survey we should be able to re-house all resident owners and also all tenants needing a 2, 3 or 4 bed property, who wish to stay on the estate.

Proposed mix of new homes:

	No.	Percent
Studio	0	0%
1 bed	87	31%
2 bed	152	54%
3 bed	31	11%
4 bed	13	4%
Total	283	100%

However as there are less 1 beds some tenants needing a 1 bed property will have to move off the estate and not return.

As part of the proposed mix 5 units will be for shared ownership and 149 for private sale.

Phase 1 Decanting Update

All tenants in Phase 1 are now in Band A. It is essential that you continue to place bids on LOCATA.

If you require assistance with bidding, please drop in to the surgery at 1 Target House which is open every Monday between 10.30am to 12.30pm or contact Mumta Ganatra on 020 8825 5935.

What's been going on

Since the last edition of Closer we've held design workshops on roads, outside space, parking and playgrounds and inside your home. You gave us plenty of feedback a summary is shown below:



External Environment

Residents were very positive about the ideas put forward. They liked the play ideas for small children and appreciated that equipment like swings couldn't be used due to potential vandalism and maintenance issues but were concerned about the lack of activities for older children. As the estate is being opened up Dean Gardens should only be a 5 min walk which should address where older children can play. Our landscape architect will look at ideas for a more multi use communal space that can be used by all.

- Residents felt more discussion needs to be undertaken on who will be able to use the gated garden in the middle of block B – should this just be for block B residents or will the whole estate be able to use it. Natalie explained the gate would probably be accessed via a fob/code so during the local lettings meetings, residents will need to decide how this will work.
- Residents preferred the wild look for the garden areas they felt the structured landscaping was too sterile.
- Residents supported a parking permit scheme and a limited amount of parking spaces on the estate.

Internal Layouts

- Residents wanted to know if the properties will be having separate kitchen/living rooms or if they will be open plan. Our architect advised that there will be a mix of open plan living and separate kitchen/living rooms.
- Residents wanted to know if the bedrooms will have fitted wardrobes. Our architect explained this was unlikely as it meant people couldn't re-arrange the room and would mean less choice for residents.
- Residents were keen to have control over the heating and would prefer separate boilers. We've taken these comments on board and will try to provide separate boilers, however the London mayor is in favour of communal heating systems.

- Concern was shown about the air filter system and how it would be maintained. Again comments were taken on board but an air filter system is needed to prevent condensation. Affinity Sutton will maintain the system as part of their planned works programme.
- Residents wanted to make sure there will be enough room for a table and chairs either in the kitchen or living room. The architects confirmed each property will have enough space for a dining table and chairs.
- Residents were keen to know that the new flats were not smaller than they are now. Please see internal layout table which shows the room sizes confirming the rooms won't be smaller than they are now.

Internal space comparison:

Existing Unit Types	Area (m ²)	Proposed Unit Types	Area (m ²)
1 bed flat	48	1 bed flat	50 (+2m ²)
		2 bed flat (3 person)	61
		2 bed flat (4 person)	70
2 bed maisonette (4 person)	72.5	2 bed maisonette (4 person)	83 (+10.5m ²)
3 bed maisonette (5 person)	84	3 bed maisonette (5 person)	96 (+12m ²)
		4 bed 3 storey house (6 person)	107

New Drop-In Day at 1 Target House: Monday 10.30am to 12.30pm

Please note that LOCATA bidding now opens at 12 noon each Thursday and closes on Mondays at 4pm.

The Drop-In will now be open every Monday from 10.30am to 12.30pm. If you would like help with bidding or just want to ask some questions please come along.



Contact us

Natalie and Mumta will be your key contacts and their details are below:



Affinity Sutton

Natalie Down

Resident Liaison Manager

natalie.down@affinitysutton.com

07969 731 505

Ealing Council

Mumta Ganatra

Regeneration Officer

ganatram@ealing.gov.uk

020 8825 5935

Up Coming Events

27 June

Workshop to go through the final masterplan including external environmental internal layouts and the energy plan. 6pm at the Lido.

27 July

Community Event final plans to be shown to residents and the wider community before submitting to planning. 11am to 2pm marquee on the estate.

How to contact Affinity Sutton

Telephone

0300 100 0303

Text relay

18001 0300 100 0303

Email

customerservice@affinitysutton.com

Or you can write to us at

Maple House, 157-159 Masons Hill,
Bromley, Kent BR2 9HY

Website

www.affinitysutton.com

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