

DELIVERING 1000 NEW COUNCIL HOMES IN BRENT

BUILDING FOR BRENT



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Welcome To the Latest Windmill Court Estate Resident Newsletter – December 2022 Edition



Dear Residents, we hope that you have been keeping well. We would like to take this opportunity to update you with the following:

- **“What’s in it for us”**
- **Update on programme**
 - **Decant update**
- **Programme moving forward**
 - **Local lettings policy**
- **Joining your Resident Panel**
 - **Monthly drop in sessions**



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What's in it for us?

The new development will enable us to introduce new landscaping, play and security for all residents old and new.



For everyone:

- New genuinely affordable rented council homes
- Improved CCTV, well-lit areas, fully enclosing the estate with fencing and ledges which will provide a boundary estate community.
- New External lobby on Windmill Court
- Increased cycle parking and new electric charging bays
- Improved bin storage
- A transformed community room with added space, community terrace and lawn, seating, and planting.
- Transformed landscaped areas e.g., adult exercise and play area
- Improvements to landscape – Increased biodiversity with green roofs on the new proposals, Planting a range of new trees of different sizes and attributes such as autumn, summer & spring flowers.
- Improved infrastructure – improving access for pedestrians & traffic flow around the estate.
- Employment and training opportunities for local people

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For tenants:

- Windmill Court council tenants who are overcrowded or need special housing can apply for and move into one of the new homes providing they are in accordance with the housing allocations policy.

For leaseholders:

- Non-chargeable upgrades in landscaping and security may increase the value of properties

For children

- Brand new secure multi use games area basketball court and playground
- Gated entry to play zone adding extra security



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Update on programme - Ongoing

Brent Council are still in the process of selecting the best contractor to demolish 1-2 and 5-18 Windmill Court and the two-storey car park and build 60 new high-quality homes alongside significant landscaping improvements across the estate.

The Council are using a Contractors Framework to select a contractor. The Framework is a list of highly qualified and experienced contractors who have significant experience of completing residential building projects across London, in close proximity to neighbouring properties.

The development team have prepared a tender pack which includes detailed drawings of the proposed works as well as detailed specification setting out the high-quality standards expected.

This was issued to contractors in September, with a view to successfully appoint a contractor towards the end of the year. We will be in contact closer to the time to let you know who the successful contractor is.

Following on from this we will arrange an event to provide you with the opportunity to meet the contractor.

We anticipate this will be in the earlier start of 2023 with the site team set up and works starting around March/April 2023.

The council will continue to work with tenants and leaseholders who will be affected by the development to make the transition as smooth as possible and will consider all personal circumstances as part of this process.

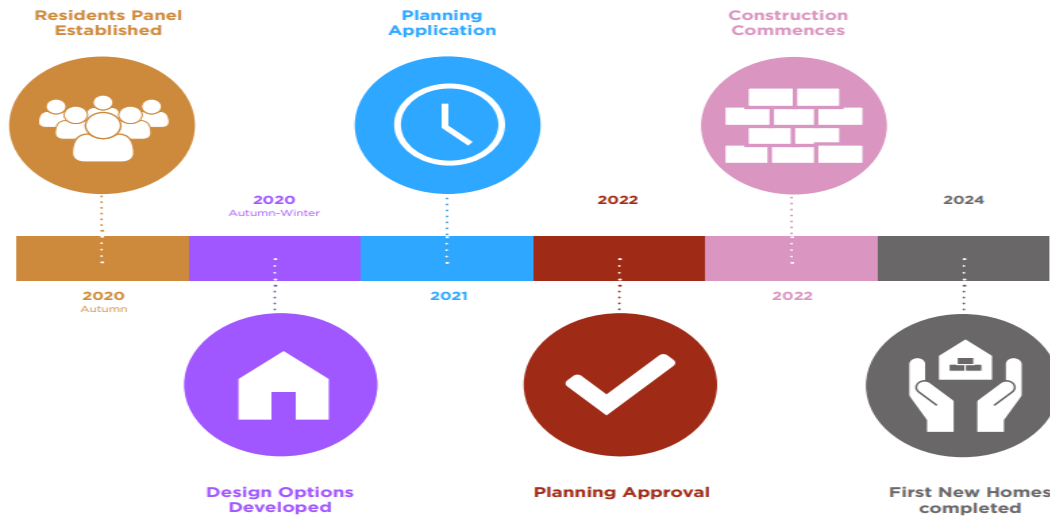
Resident panel meetings will be arranged to discuss the following topics. We will contact you again with further information.

- Car parking Management
- Employment & Training
- CCTV & Security & Any other topics residents may want to discuss.



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Scheme Update – Decant

As part of the scheme programme residents and leaseholders in the maisonettes 1-2 & 5-18 will need to be decanted. Discussions are being had with all those affected. For residents we are looking into finding suitable properties for them and for Leaseholders, buyback discussions and negotiations are ongoing.

Existing vacant flats are being secured with Sitex and internally kitchens and bathrooms are being removed to prevent squatting.

The targeted date for vacant possession of these properties is January 2023.

Once the contractor has been selected, we will be able to provide more detail on the following topics.



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Local Lettings Policy

A tenant can apply for a transfer based on housing needs – for example if a household is overcrowded, or a medical condition that meets the housing criteria.

Residents can also obtain housing advice from the following Brent Council web links. Those highlighted (yellow) also advise on how to make an application via Locata.

- **Housing** - Support with homelessness and housing needs and information for council tenants and leaseholders, landlords and private tenants - <https://www.brent.gov.uk/housing>
- **Housing Options** - Find affordable and low-cost housing in Brent - [Housing options | Brent Council](#)
- **Apply for council and social housing** - Locata - <https://www.brent.gov.uk/housing/housing-options/apply-for-council-and-social-housing#overview>
- **Housing assistance** - Homelessness - Get help and advice if you are at risk of becoming homeless and find out what support you might be entitled to - <https://www.brent.gov.uk/housing/housing-assistance>

Monthly drop in sessions

On Estate Drop-in Sessions – Come and talk to us!

The Brent development team will be running monthly drop-in sessions in the Windmill Court community room over the course of the next 4 months.

We would love for you to come and speak to the members of the development team about the



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proposals and ask any queries you may have in relation to the proposals.

The drop-in sessions will be running on the following dates and times.

10th January 2023 – 18:00-20:00

7th February 2023 – 11:00-13:00

7th March 2023 – 18:00-20:00

If you are interested in attending the session but cannot make it and had any questions in relation to the Windmill Court estate development proposals, please contact Sarah Robbins on 07436704072 or email. newcouncilhomes@brent.gov.uk.

Keeping In Touch

We are committed to working with residents and will continue to offer opportunities for residents to get involved. If you have any queries or want to discuss the scheme further, you can email us at:

newcouncilhomes@brent.gov.uk or contact Sarah Robbins on 07436 704072

Interested In Joining the Resident Panel?

Are you interested in getting more involved? The Resident Panel was set up at the start of the process as a group that will engage with the Development Team on a regular basis, to discuss issues such as meet the contractor, site set up, emergency contact details, training & employment opportunities and more.



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The group generally meets every 6-8 weeks for approximately 2 hours to review a range of topics.

If you are interested in joining the Resident Panel or would like more information, please contact **Sarah Robbins** on 07436 704072 or email newcouncilhomes@brent.gov.uk.



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