Dear resident,

Thank you for your freedom of information request FOI162882785

regarding Priory Court Housing Development.

We acknowledge the request for information, our consideration for each of the points raised are as follows:

**The decision to redevelop Priory Court Estate Walthamstow**

The London Borough of Waltham Forest have just over 2,000 households in temporary accommodation within the borough and 9,800 on the housing waiting list. There is significant demand across all bed-sizes on the housing waiting list, with larger properties appropriate for families having the lowest turn-over rates within our stock. Priory Court Estate is one of the prospective sites under consideration to delivery much needed homes for the local community.

**Copies of any impacts assessments which have been carried out detailing how the redevelopment will affect existing residents and users of the nursery and community centre.**

The designs proposals are under consultation with the Residents, Local Community Members, Local Planning Authority, and Early Years, Childcare & Business Development London Borough of Waltham Forest. We have not yet completed the impact assessment, but these will be as part of the planning application if it is a statutory requirement

**The number of responses received to public consultations in favour of the development and the number of responses against**

A total of 137 people responded to the three opportunities to share their views during October and December 2019.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Event Date | Total people | Feedback forms completed  | In support | Not in support | % In support | % Not in support |   |
| 24/10/ 2019 | 85 | 28 | 1 | 27 | 4% | 96% |   |
| 01/10/ 2019 | 17 | 16 | 0 | 0 | 0% | 0% |   |
| 16/12/ 2019 | 37 | 17 | 10 | 7 | 59% | 41% | Question posed: Do you think the Priory Court Estate needs improvement/regenerating? |

**The current resident concerns and how Waltham Forest Council has addressed these concerns:**

|  |  |
| --- | --- |
| Resident concerns  | Addressed these concerns  |
| * They wanted to ensure the redevelopment would not disrupt the provision of services from the community centre
* They wanted the community centre to provide more of the services that residents need
 | * We have changed our proposed programme to ensure that the construction of the new community centre building will be completed before the existing community centre is vacated.
* We are looking to work in collaboration with residents’ to jointly provide the services being run from the new building, we are looking for residents to join the ‘Design Working Group’ and opportunities have been made available for residents to join this group.
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| * Reduction in size of external play area to nursery
* Reduction of size of nursery
* That the new standards for nursery will not capture the existing quality of mature trees, natural light, high ceilings and external areas
* Lack of information required to make a judgment on nursery scheme
 | * We are working with the Early Years Development Services to deliver the new pre-school nursery with fit for purpose internal and external spaces
* The new pre-school will offer nearly double the amount of child spaces than the previous pre-school. This will increase the number of child places up to 60 as well as increasing the play space available for the nursery.
* The new proposed pre-school nursery will have external play area, large windows and doors to maximise on natural light.
* The consultation process is in progress with the Council’s Early Years Development Service
* The new outdoor area will get air and natural light and some of the external play area will provide protection from overlooking.
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| * They were concerned about the loss of the football pitch
 | * The MUGA (Multi-Use Games Area) will be re-provided in the new scheme
* The new facilities will be 100 square metres bigger which is in line with Sports England’s standard
 |
| * They had concerns for security as communal spaces could be at safety risk
* No external CCTV was included in the scheme
 | * We are working in conjunction with the Housing Officers, Adjacent Landlords and Secured by Design Officer, Metropolitan Police to design out crime.
* CCTV will be installed in the new blocks
* Fencing, gates, security of doors and passive supervision will be considered as part of the design process
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| * They asked for further consideration on the possible impact overshadowing /daylight /sun light?
* They were worried that views from existing dwellings may be blocked by the new buildings
 | * We have appointed a consultant to prepare a Daylight and Sunlight report.
* All new building will meet building control and planning standards
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| * They had concerns about the loss of green space, children’s play park area and external amenity space
* They said the children’s play park area is further away from where it is now (near library)
 | * Changed the layout of the community centre to provide an improved landscape and play space
* A new larger play area will be created behind Washington House and Vermont House, plus the new Multi Use Games Area adjacent to the community park.
* The exact type of play space has not been determined yet but will be considered as part of the design and consultation process
* The play park area will be in the new larger community park
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With the responses received from residents we are working closely with the existing community centre, pre-school nursery and residents to address the concerns raised and have amended the new development as appropriate.

Your Sincerely,

Adetokunbo Adeyeloja MScSurv

Senior Project Manager

Sixty Bricks Limited