

Hepworth Place Development update



COUNTRYSIDE
Homes

Issue 3 | Autumn 2024



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Hepworth Place is delivering 433 new homes, including 228 open market, 118 shared ownership and 87 London affordable rent. In addition, the development will provide:

- A new nursery
- A new shop / commercial space
- A new Civic Building with a ground floor café / restaurant space opening onto Fellowship Square
- High quality new public realm including landscaped gardens with over 200 new trees and play facilities on Chestnuts Field alongside an all-weather perimeter path.

Site activity

- As of August 2024, Block B to the east side of the site is now build complete and first occupations have now taken place. Also located to the east, Block C remains under construction with construction activity also commencing on Block D.
- The Queen Elizabeth II Commemorative Garden and the Sensory Garden, located at the rear of the Town Hall, have opened as well as the installation of The Arch sculpture by Henry Moore (image on page 2).
- Preparation works for the construction of the new Civic Building on the west of the site have started.

District Heating

The development has a district heating network where heat is generated from an energy centre and air source heat pumps located in the 2nd block under construction. In the interim, heating will be provided from temporary gas boilers. This will not affect our customers.

Timeline

- The marketing of the open market and shared ownership homes commenced in March 2024. The marketing suite and show home for the open market homes is located on the front lawns on the east of the site.
- The Queen Elizabeth II Commemorative Garden and Sensory Garden at the rear of the town hall are now open.
- Preparation works are underway for the construction of the Civic Building on the west of the site.
- First build completions of the open market, shared ownership homes took place in August 2024, with first affordable rented occupations taking place in September 2024.
- Construction of the Block D (Greenaway House) started in September 2024.

Block Management

A Resident Management Company has been set up to manage and maintain the shared and communal facilities on the development.

- Encore Estates is the appointed Block Managing Agent responsible for managing the apartment buildings, including:
 - Financial Matters (e.g. service charge)
 - Building and Systems Management
 - External Building and Podium Landscaping Maintenance
 - Cleaning and Maintenance of Internal Communal Areas

Estate Management

The London Borough of Waltham Forest are responsible for administering the Estate Management services at Hepworth Place. This includes the management of all external communal grounds and play areas, including the Queen Elizabeth II Memorial Gardens and Sensory Gardens to the north of the Town Hall.

Car Club

- ZipCar have now been appointed to provide 2 no. car club vehicles on the scheme.
- The first car club space is located on the East side of the scheme, outside of Block B, and a vehicle is due to be allocated to the space in October 2024.
- The second car club space will be located on the west side of the scheme, outside of Block H (Foale Court), and is due to complete following build completion later on in the schemes build cycle.

Ecology

- Over 200 new trees are being planted across the site.
- A new sustainable urban drainage pond on the western edge of Chestnuts Field has been constructed, creating a new wetland habitat for wildlife.

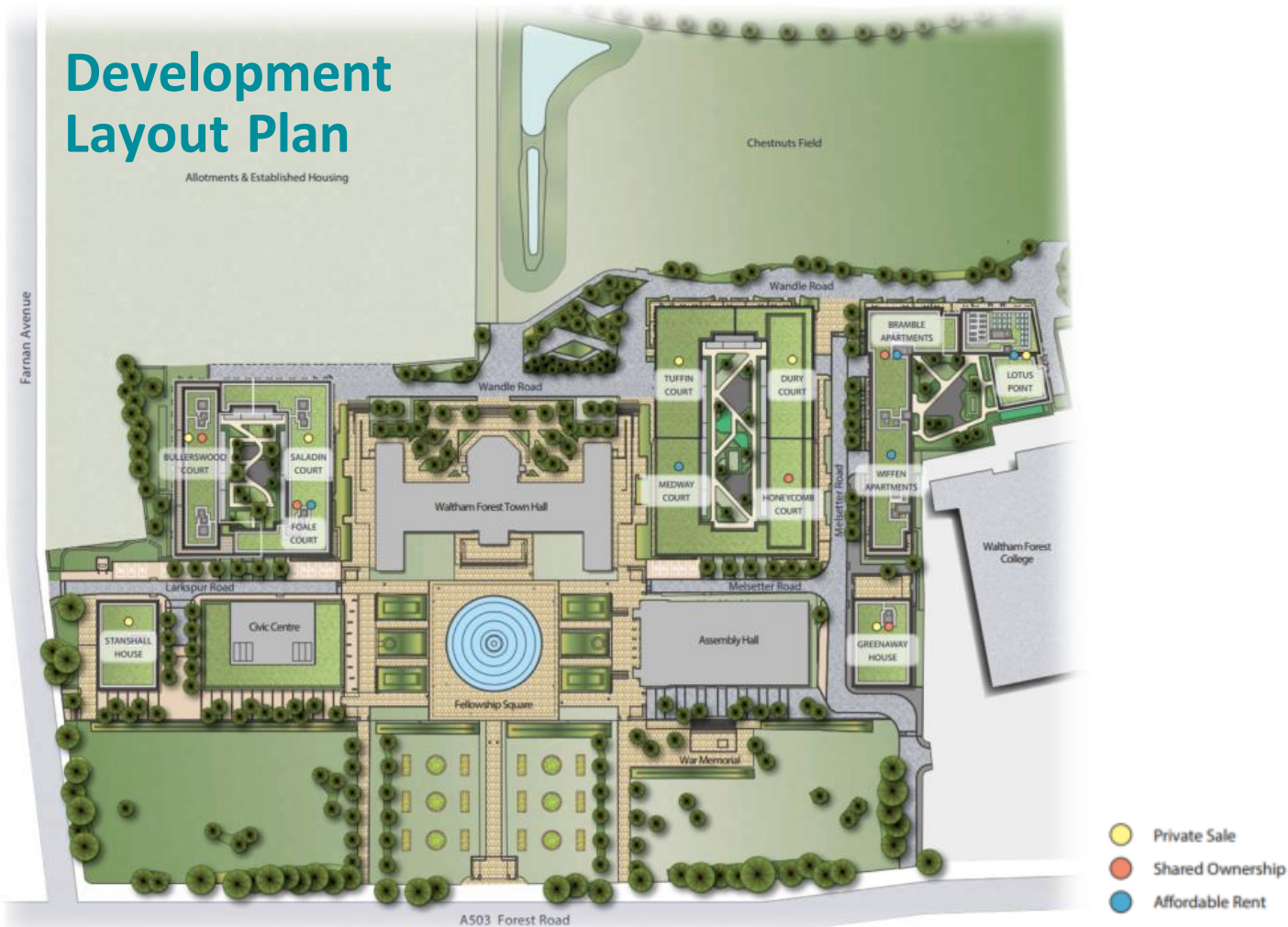


Services

Vital Energy are the energy provider for each home and will manage and operate the district heat network and on-site energy centre.

Development Layout Plan

Allotments & Established Housing



How will the development benefit the local community?

Hepworth Place will support the local community by contributing over £3,000,000 towards:

- S106 contributions including construction apprentices, work experience and supporting local people into job vacancies on site.
- Civic Fund to support local initiatives and delivering £18m in social value.
- One local initiative the Civic Fund is supporting is Waltham Forests Door to Shop Shopping Service where elderly or disabled residents of Waltham Forest can pay £4 for a return trip to the supermarket from/to their door. Volunteer support is provided to those requiring help in the supermarket with selecting products and pushing trolleys.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

hepworthplace@secnewgate.co.uk



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