

Hepworth Place Development update



COUNTRYSIDE
Homes

Issue 5 | SPRING 2025



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/ crèche
- A new retail space / 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.

Looking forward to some sunshine? Follow the Council's Fellowship Square Instagram page (@fsqe17) to explore all the exciting spring events happening at the nearby Town Hall!

Site activity

- Block B situated on the eastern side of the site is now build complete, 53 occupations have now taken place. Also located to the east, the RC frame to Block C is progressing in line with programme and the Block D concrete frame has now commenced.
- The Queen Elizabeth II Commemorative Garden and the Sensory Garden, located at the rear of the Town Hall has opened as well as the installation of The Arch sculpture by Henry Moore (image on page 2).
- The works to the new Civic Building on the western side of the site remain ongoing, with the super structure works on the Civic Centre in progress.

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

1. The sales launch 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. Book your appointment today by calling 02034 325687.
2. The Queen Elizabeth II Commemorative Garden and Sensory Garden at the rear of the town hall are now open.
3. Construction works for the new Civic Building on the west of the site remain ongoing with a forecast completion date of 2026.
4. First build completions of the open market, shared ownership homes took place in August 2024, with the first affordable rented occupations taking place in September 2024.
5. Construction of the Block D (Greenway House) commenced 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 Managing Agent operating on behalf of the Resident Management Company. Their services extend to the following:

- 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 are the appointed Car Club at Hepworth Place. The first ZipCar is now ready for resident use located on Melssetter Road.
- The second car club space will be located on the western side of the development outside of Block H (Foale Court).

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.

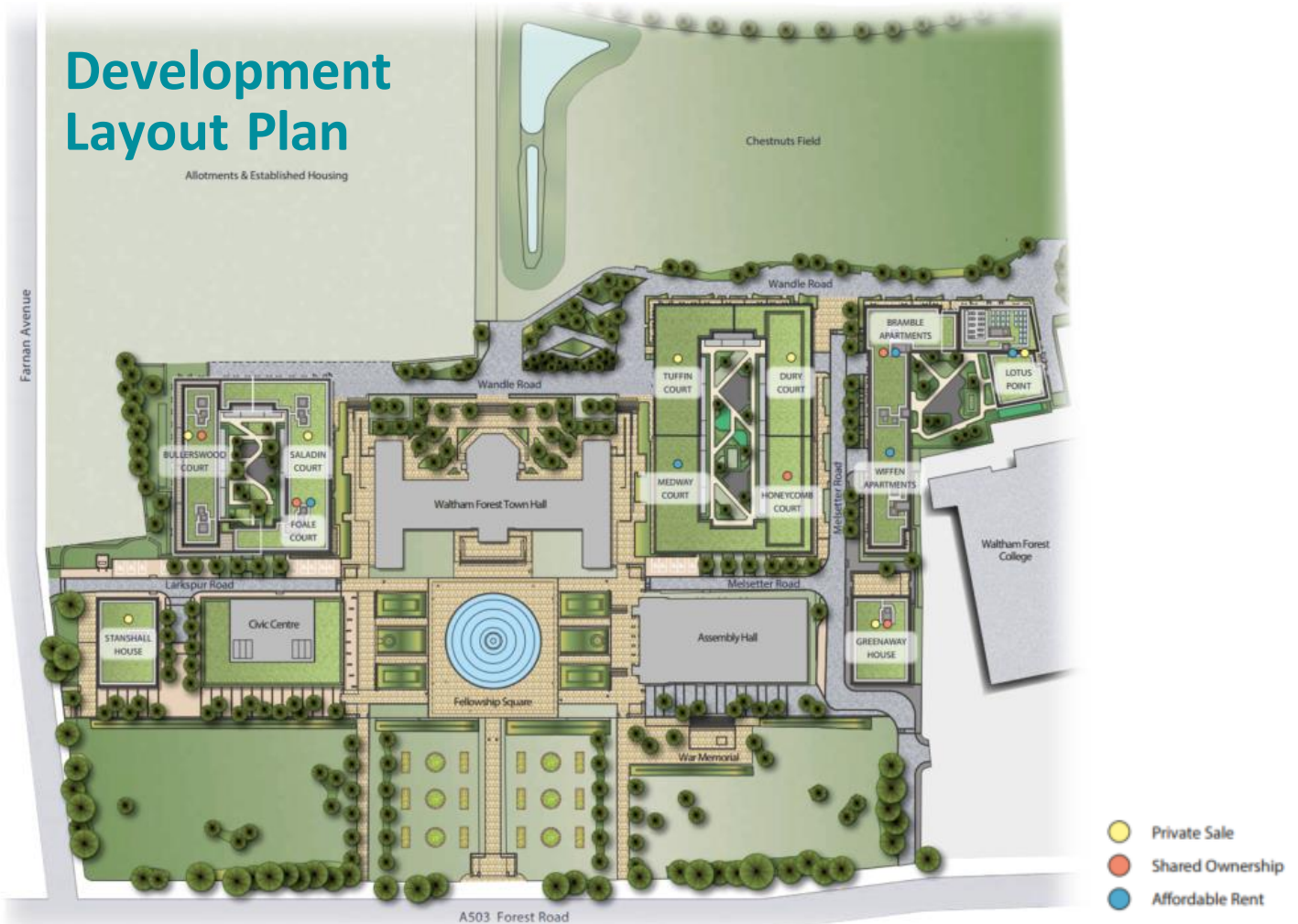


Services

All apartments are served by the new District Heating network, providing heating and hot water. The hot water is generated in the Energy Centre located on site and is transferred to each home through the HIU. From the HIU, each apartment will obtain the heating and hot water. Vital Energi are the energy supplier as they will take on the billing, operation and maintenance of the 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 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



COUNTRYSIDE
Homes