

s. 40(2)

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**From:** s. 40(2)  
**Sent:** 18 July 2019 07:16  
**To:** s. 40(2)  
**Subject:** 190718 To RBC RE: [REDACTED] Wensley Road SSF funding - next steps

Hi s. 40(2),

Good to meet you last Friday with s. 40(2). Apologies for the delay in following up - we've been at a staff conference over the last two days.

As discussed I think [REDACTED] Wensley Road schemes may be eligible for SSF grant support for enabling/infrastructure works to get them ready for development.

The key criteria for SSF funding is that sites are:

- In LA ownership and will deliver housing (usually > 50 dwellings....but I'll ask about the smaller sites we discussed)
- either stalled or could not proceed as a result of a viability gap (i.e. the proposed scheme costs more to develop than the GDV, were the 'cost' includes the EUV of the land + a notional 20% uplift and there is a reasonable market return to the developer.....in this situation likely to reflect lower RP levels of return say 6-10% rather than the private developer returns of say 20% on cost).
- able to deliver the grant funded infrastructure works (and grant claim spend) by March 2021...which doesn't give much time to secure planning and procure the infrastructure works, but probably enough for some spend on both projects
- where housebuilding will follow on from the infrastructure works in c. 2021/22 and 2022/23, i.e. there are no legal/title restrictions, planning policy, development funding or other constraints which might prevent development from happening. We need confidence that the 'housing starts' will follow but for SSF spend the completion of homes can happen after the SOAHO programme deadline. [REDACTED]
- able to meet the minimum Benefit Cost Ratio threshold of 1.5 based on the SSF funding only (and a BCR of 1 when all public funding is included)

[Redacted]

[Redacted]

[Redacted]

[Redacted]

S.  
40(2)

[Redacted]

Homes England  
2 Rivergate  
Temple Quay  
Bristol  
BS1 6EH

#MakingHomesHappen

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. Find out more and help make this happen

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

DOCUMENT CLASSIFICATION: OFFICIAL

s. 40(2)

**From:** s. 40(2)  
**Sent:** 10 June 2019 15:56  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** Bids and Timelines

Hi s. 40(2)

Thanks for the earlier call and good news members have in principle agreed to the schemes subject to some small tweaks.

I'm following up on our call and to share the latest timelines. Apologies that the timeline has changed, one of the meetings has been brought forward which has impacted on the original timeline I outlined. As discussed on the call we agreed the following actions

- Brief on Wensley s. 40(2) forwarded on to me today ahead of the bids submitted on IMS
- s. 40(2)
- s. 40(2)
- Bids will submitted on IMS s. 40(2) Wensley, s. 40(2) by Friday 21<sup>st</sup> June
- Bid clinic will take place on either Tuesday or Thursday w/c 24<sup>th</sup> June
- Bid Moderation is scheduled to take place on 8<sup>th</sup> July
- Programme Board is due to take place on 22<sup>nd</sup> July.

I've spoken to my colleague in Programme Support and he's checked your IMS settings and you have permission to withdraw the bids currently submitted. If you can withdraw them and submit 3 new lines representing your new bids by Friday 21<sup>st</sup> June then that would be very helpful.

Let me know though if you have any difficulty withdrawing the current bids from the system.

Best regards

s. 40(2)

s. 40(2)

Affordable Housing & Supply



2 Rivergate | Temple Quay | Bristol | BS1 6EH

s. 40(2)

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s. 40(2)

**From:** s. 40(2)  
**Sent:** 31 July 2019 16:46  
**To:** s. 40(2)  
**Subject:** Bids

Hi s. 40(2)

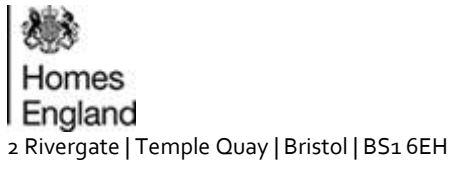
[Redacted]  
[Redacted] Wensley  
Homes are confirmed within IMS so you will receive notification that the grant allocation has been approved.

[Redacted] s. 40(2)  
[Redacted] s. [Redacted]

Thanks

Best regards,

s. 40(2)  
Affordable Housing & Supply



s. 40(2)

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We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. [Find out more and help make this happen.](#)



Please forward any Freedom of Information Requests to: [enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)

s. 40(2)

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**From:** s. 40(2) @reading.gov.uk>  
**Sent:** 01 July 2019 14:37  
**To:** s. 40(2)  
**Subject:** Follow up questions from HE in relation to the grant funding bid for the three schemes.docx  
**Attachments:** Follow up questions from HE in relation to the grant funding bid for the three schemes.docx

Hi – is this enough detail for now? Happy to provide more?

S.

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[REDACTED]

Follow up questions from Homes England

Please find below Reading Borough Council's response to the follow up questions regarding the grant bids for the following schemes:

- Wensley Road

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

For each scheme, can you provide some more detail on the build costs? Are there any demolition works or remedial works included? Are all the schemes providing additional units or are there any replacements from demolition and build works?

*The costs are set out below:*

Wensley Road - total s. 43 (S43(2))

- Construction costs (including highways and external works) - s. 43
- Prelims/overheads/ contingency - s. 43
- Fees - s. 43

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Can the loan on the schemes be extended beyond 30 years to bring down the level of public subsidy? E.g. have you looked at a loan of 35 or 40 years and request a lower level of subsidy? If this doesn't work, can you provide a few lines that I can present as to the reasons why not?

S43(2)  
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]









**Reading Borough Council  
New Build Ph 3: Wensley Road**

Design Update

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16th October 2019

## Proposed Development Site

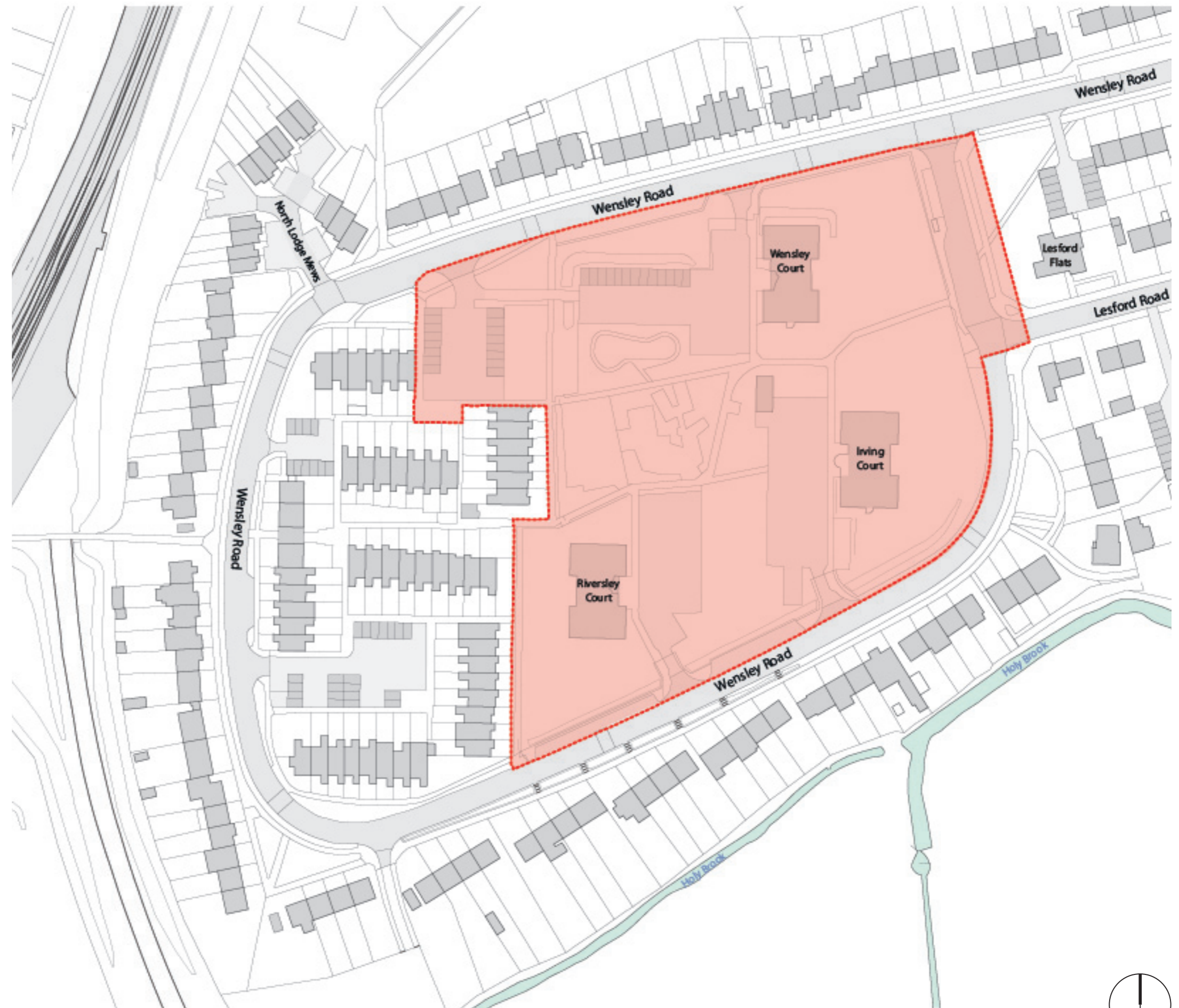
### Site Details

The site is located within the Wensley Road loop road. The site consists of 3 existing 15 storey towers. Also abounding the proposed site and within the loop road are a series of 2 storey terraces, a proportion of which are owned by freeholders

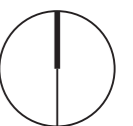
There are 3 parking courts serving each of the 3 towers, each of which are accessed directly from the Wensley Road loop and currently there are no vehicular routes across the loop.

There are the existing open grass amenity spaces adjacent to each of the towers, but are fenced off from the loop road, only accessible from within the site boundary. Within the site between the three tower blocks is a play space for 5-11yr olds, which is publicly accessible via pedestrian footpaths.

A further larger play space for the local neighbourhood is within Courage Park, which can be accessed via a pedestrian footpath leading from the north-west corner of the Wensley Road loop. Coley Park allotments are situated only 200-300m East of the site, off Lesford Road



Site Location plan (not to scale)



## Current Proposal

### Key Design Changes

- Flat block separated into two and integrated with the houses.
- Road and foot path network simplified
- Houses on the garage site re-arranged with access to the parking court from Wensley Road.

**Existing Homes Retained = 267**

**Proposed New Homes = 45**

1 Bed 2 Person Flat (WCH) = 2

1 Bed 2 Person Flat = 5

2 Bed 3 Person Flat (WCH) = 3

2 Bed 4 Person Flat = 8

3 Bed 6 Person Houses = 27

**Total = 312**

**Proposed Dwellings per hectare: 136**

Area of Red line Boundary = 2.294 ha

Existing Dwellings per hectare = 116

**Proposed Car Parking Bays: 217**

Existing Car Parking = 196)

**Additional Parking = 21**

**Proposed Car Parking Ratio = 0.72**

Existing Car Parking Ratio = 0.76



Proposed Site Plan - Current Proposal



Aerial View - North-East



Aerial View - North-West



Aerial View - South-West



Aerial View - South East

**Key:**

-  1 Bed 2 Person Flat
-  2 Bed 3 Person Flat
-  2 Bed 4 Person Flat
-  3 Bed 6 Person House
-  Proposed Refuse and Cycle Stores

HTA Design LLP  
78 Chamber Street  
London  
E1 8BL

020 7485 8555  
info@hta.co.uk  
www.hta.co.uk

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s.  
40(2)  
[Redacted text block]

[Redacted text block]



s. 40(2)

**From:** s. 40(2) @reading.gov.uk>  
**Sent:** 20 August 2019 11:01  
**To:** s. 40(2)  
**Subject:** FW: RBC-WLR - Wensley Road [REDACTED] Reading  
**Attachments:** RBC-WLR\_Consultation Flyer Landscape.pdf; RBC-WLR\_Consultation Flyer Portrait.pdf

Hi – this will be the next thing that goes out, are you happy with it?

s.  
40(2)

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]





# Coley Park



CO LEY P ARK

Reading Borough Council have recently won Homes England funding to invest in new homes and improvements on the site of the Coley Park flats.

## Drop-in Public Consultation

We would like the opportunity to discuss with you, your thoughts and ideas for neighbourhood.

Please come and join us for the first consultation event:

**Between: 3pm - 7pm**

**On: 28th of August**

**At: We will be located on the north-east corner of Coley Park Flats (next to the bus stop)**

**Wensley Court, 193 Wensley Road, Reading, RG1 6EA**

If you have any questions please contact XXXXXXXX on:

Tel: xxxxxxxxx

Email: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

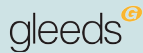
### At this event you will be able to:

- Tell us about your neighbourhood
- Join us for a site walk around. Starting from either 4pm or 5pm
- Get creative and show us your ideas for the site
- Find the Hidden Treasure of Coley! Children can solve the Coley clues and to find the secret prizes at the end!
- Members of Reading Borough Council team and the architects will be there to answers your questions.

If you can't make it on the day, it would still be great hear from you. Please complete the comments box and return to

Post:

Email:



# Comments, Thoughts & Ideas

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Where?



Name

Contact Details

# Coley Park



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If you have any questions please contact XXXXXXXX on:

Tel: xxxxxxxx

Email: xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx



### At this event you will be able to:

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If you can't make it on the day, it would still be great hear from you.

Please complete the comments box and return to:

Post: XX XXXXXXXXXXXX XXXXXX XXX

XXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXX

Email: XXXXXXXXXXXXXXXXXXXXXXXX



# Where?



--- Proposed Site  
📍 Event Location

## Comments, Thoughts & Ideas

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---

---

Name

Contact  
Details

s. 40(2)

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**From:** s. 40(2)  
**Sent:** 24 September 2019 12:50  
**To:** s. 40(2)  
**Subject:** IMS Profiling

Hi s.

Hope all is well.

We are doing some work to try to get more accurate milestone information on IMS so we can plan spend in the final year of the programme.

Taking aside the s. 43, can you re-forecast, S43(2) to deliver in 21/22. As you'll recall IMS wouldn't allow you to put in this end date though you should be able to do this now, please can you complete this by 30<sup>th</sup> September?

Thanks

s. 40(2)

Affordable Housing & Supply



s. 40(2)

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s. 40(2)

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**From:** s. 40(2)  
**Sent:** 19 August 2019 09:25  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** RBC 20190819 Agenda  
**Attachments:** RBC 20190819 Agenda.doc

Hi s.


Please find attached agenda for today's meeting.

Look forward to seeing you later today.

Best regards

s.  
40(2)

Affordable Housing & Supply

  
Homes  
England  
2 Rivergate | Temple Quay | Bristol | BS1 6EH

s. 40(2)

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Homes  
England

Reading Borough Council/Homes England Quarterly Meeting  
Monday 19<sup>th</sup> August 2019 14:00  
Reading Borough Council

Attendees: s. 40(2)

**A G E N D A**

1.	[REDACTED]
2.	Wensley Homes – Small Sites Fund and resident engagement
3.	[REDACTED]
4.	[REDACTED]
5.	[REDACTED]
6.	[REDACTED]
7.	[REDACTED]
8.	[REDACTED]
9.	[REDACTED]
10.	[REDACTED]



s. 40(2)

---

**From:** s. 40(2)  
**Sent:** 16 October 2019 12:50  
**To:** s. 40(2)  
**Subject:** RE: FW: RBC-WLR - Wensley Road [redacted] - Design Update Document

Ok thanks for the heads up, let me know if we can help at all.

s.  
[redacted]

---

**From:** s. 40(2) [redacted]@homesengland.gov.uk]  
**Sent:** 16 October 2019 12:34  
**To:** s. 40(2) [redacted]  
**Subject:** Re: FW: RBC-WLR - Wensley Road [redacted] - Design Update Document

Thanks s. [redacted] - fyi I've got a complaint in on Wensley

On 16 Oct 2019 11:11, s. 40(2) [redacted]@reading.gov.uk> wrote:  
Hi s. [redacted] – latest plans as discussed. Still haven't been through planning yet so obviously might change further.

Thanks

s.  
[redacted]

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[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[REDACTED]

[REDACTED]

[REDACTED]

s. 40(2)

**From:** s. 40(2)  
**Sent:** 18 March 2019 15:07  
**To:** s. 40(2)  
**Subject:** RE: RBC SOAHP bids

Hi s.

S43(2)

Any future developments that you think would deliver post 2021 then we'd need to understand clearly the milestones for delivery, resources in place to deliver alongside your existing plans. We hold a team bid clinic on a weekly basis so for any new development or changes to existing, if you can provide further details in a short proposal then I can take this to the team's bid clinic.

Homes England can't commit to any future programme beyond 2021 as any future programme would be announced within the comprehensive spending review. Clearly this won't be taking place at any point soon!

Hope that helps though let me know if you need any further information.

Best regards

s.

---

**From:** s. 40(2) [redacted]@reading.gov.uk]  
**Sent:** 18 March 2019 12:55  
**To:** s. 40(2) [redacted]  
**Subject:** RE: RBC SOAHP bids

Hi,

[redacted]

[redacted]

Thanks

s.

---

**From:** s. 40(2) [redacted]@homesengland.gov.uk]  
**Sent:** 18 March 2019 12:46  
**To:** s. 40(2) [redacted]  
**Subject:** RE: RBC SOAHP bids

Hi [redacted]

Thanks for your email.

We are in the process of recommending and then allocation funding, so to answer your question, Homes England has recommended funding for your bids though this not been allocated. The next steps are for formal allocation which Pete will progress to take it to programme board to discuss allocation.

Fantastic news there's another site coming forward. Once you have the details, if your SOS is within the current programme, 21/22 then suggest submitting on IMS?

If the density is likely to increase on any of the bids you have on IMS, then this will need to be update. Can you let me know more details on this?

Thanks

[redacted]

---

**From:** [redacted] s. 40(2) [redacted]@reading.gov.uk]

**Sent:** 18 March 2019 12:29

**To:** [redacted] s. 40(2)

**Subject:** RE: RBC SOAHP bids

Hello,

Few quick questions, I hope that is ok?

[redacted]

[redacted]

[redacted]

Thanks

[redacted]

---

[redacted]

[redacted]

---

[redacted]

[redacted]

[REDACTED]

---

**From:** s. 40(2) [REDACTED]@homesengland.gov.uk]  
**Sent:** 15 March 2019 14:11  
**To:** s. 40(2) [REDACTED]  
**Subject:** RE: RBC SOAHP bids

It is great news about the recommendations for funding and I'll keep you updated on next steps as S. [REDACTED] progresses it.

[REDACTED]. From your timelines it sounds like this would fall into the next funding programme (once announced) so let's keep discussing and if anything changes we can look at the funding options once the scheme has gone through the necessary planning processes.

Best,

s. 40(2) [REDACTED]

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**From:** s. 40(2) [REDACTED]@reading.gov.uk]  
**Sent:** 15 March 2019 14:03  
**To:** s. 40(2) [REDACTED]  
**Subject:** RE: RBC SOAHP bids

Ok - no worries. We were just getting over excited this end.

[REDACTED]

[REDACTED]

Thanks

s. [REDACTED]

---

**From:** s. 40(2) [REDACTED]@homesengland.gov.uk]  
**Sent:** 15 March 2019 13:54  
**To:** s. 40(2) [REDACTED]  
**Subject:** RE: RBC SOAHP bids

Hi s. [REDACTED]

At the moment we are optimistic though I can only confirm the full allocation to you once it has gone through the appropriate sign off process.

[REDACTED]

Tanks  
s. 40(2) [REDACTED]

---

**From:** s. 40(2) [REDACTED]@reading.gov.uk]  
**Sent:** 14 March 2019 14:44  
**To:** s. 40(2) [REDACTED]  
**Subject:** Re: RBC SOAHP bids

Great - thanks for this!

---

**From:** s. 40(2)  
**Sent:** Thursday, 14 March 2019 14:26  
**To:** s. 40(2)  
**Subject:** RE: RBC SOAHP bids

Hi

Best regards

s. 40(2)

---

**From:** s. 40(2)@reading.gov.uk  
**Sent:** 12 March 2019 08:41  
**To:** s. 40(2)  
**Subject:** Re: RBC SOAHP bids

Hi,

It's a green light from members so as we were.

Thanks

s.  
40(2)

---

**From:** s. 40(2)  
**Sent:** Monday, 11 March 2019 11:25  
**To:** s. 40(2)  
**Subject:** RE: RBC SOAHP bids

Perfect, thanks s. s. isn't in the office today, so as soon as I've got a steer from him I'll advise back. All being well before the end of the week.

---

**From:** s. 40(2)@reading.gov.uk  
**Sent:** 11 March 2019 11:24  
**To:** s. 40(2)  
**Subject:** RE: RBC SOAHP bids

Hi –

Thanks

S. 40(2)

---

**From:** s. 40(2) [redacted]@homesengland.gov.uk]  
**Sent:** 11 March 2019 10:25  
**To:** s. 40(2) [redacted]  
**Subject:** RE: RBC SOAHP bids

Hi S. 40(2) [redacted]

I'll confirm back as soon as S. 40(2) [redacted] as has briefed me on the outcome from Programme Board. It'll be later this week.  
What are your timeframes to speak to members?

Thanks  
s. 40(2) [redacted]

---

**From:** s. 40(2) [redacted]@reading.gov.uk]  
**Sent:** 08 March 2019 15:38  
**To:** s. 40(2) [redacted]  
**Subject:** RE: RBC SOAHP bids

Thanks – what do you mean by shortly? I am about to S43(2) [redacted]  
[redacted]

---

**From:** s. 40(2) [redacted]@homesengland.gov.uk]  
**Sent:** 08 March 2019 15:37  
**To:** s. 40(2) [redacted]  
**Cc:** s. 40(2) [redacted]  
**Subject:** Re: RBC SOAHP bids

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

Thanks S. 40(2) [redacted]. Leave this with me and I'll advise back on allocations shortly.

S. 40(2) [redacted]

On 8 Mar 2019 12:33, "s. 40(2) [redacted]@reading.gov.uk" wrote:  
s. 40(2) [redacted],

Thank you for the update on the RBC bids to Homes England, and it is great to hear that all have your support and that funding has been approved in principle . We remain confident that all sites deliverable and, [redacted], have the potential to make a positive difference to the local area and residents living there.

However we understand that there may currently be limited funding available for sites S43(2) [redacted]  
[redacted]

After much considerations we believe the top three are:

- [redacted]
- [redacted]

[REDACTED]

Thank you again for your help and support.

s. 40(2)

[REDACTED]

[REDACTED]

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s. 40(2)

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**From:** s. 40(2) @reading.gov.uk>  
**Sent:** 20 August 2019 17:49  
**To:** s. 40(2)  
**Subject:** RE: RBC-WLR - Wensley Road

S43(2)

s.

---

**From:** s. 40(2) @homesengland.gov.uk]  
**Sent:** 20 August 2019 17:46  
**To:** s. 40(2)  
**Subject:** RE: RBC-WLR - Wensley Road

Hi

Comms have come back and can you change the wording to HOMES ENGLAND have allocated funding.

I'll send the logo to

Thanks

On 20 Aug 2019 11:08, s. 40(2) @reading.gov.uk> wrote:  
Hi,

It's s. 40(2). We need to give comments today really as due out tomorrow as we are pushing them to have the event next week.

S43(2)

Thanks

s.

---

**From:** s. 40(2) @homesengland.gov.uk]  
**Sent:** 20 August 2019 11:05  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** RE: RBC-WLR - Wensley Road

Hi

Thanks for forwarding on and helpful to see these. I'll need to run this by my comms colleague. Can you let me know who your comms contact is so they can pick up any points on the pending press release and the attached flyers?

Kind regards

s. 40(2)

**From:** s. 40(2) [redacted]@reading.gov.uk

**Sent:** 20 August 2019 11:01

**To:** s. 40(2) [redacted]

**Subject:** FW: RBC-WLR - Wensley Road [redacted]

Hi – this will be the next thing that goes out, are you happy with it?

s. 40(2) [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted] is bad. If

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

s. 40(2)

---

**From:** s. 40(2)  
**Sent:** 20 August 2019 12:32  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** RE: RBC-WLR - Wensley Road [REDACTED]

Thanks s. [REDACTED] I'll pass on and all being well will get some info back this afternoon.

---

**From:** s. 40(2) [REDACTED]@reading.gov.uk]  
**Sent:** 20 August 2019 11:08  
**To:** s. 40(2) [REDACTED]  
**Cc:** s. 40(2) [REDACTED]  
**Subject:** RE: RBC-WLR - Wensley Road [REDACTED]

Hi,

It's s. 40(2) [REDACTED]. We need to give comments today really as due out tomorrow as we are pushing them to have the event next week.

S43(2)

Thanks

s. [REDACTED]

---

**From:** s. 40(2) [REDACTED]@homesengland.gov.uk]  
**Sent:** 20 August 2019 11:05  
**To:** s. 40(2) [REDACTED]  
**Cc:** s. 40(2) [REDACTED]  
**Subject:** RE: RBC-WLR - Wensley Road [REDACTED]

Hi s. [REDACTED]

Thanks for forwarding on and helpful to see these. I'll need to run this by my comms colleague. Can you let me know who your comms contact is so they can pick up any points on the pending press release and the attached flyers?

Kind regards

s. [REDACTED]

---

**From:** s. 40(2) [REDACTED]@reading.gov.uk]  
**Sent:** 20 August 2019 11:01  
**To:** s. 40(2) [REDACTED]  
**Subject:** FW: RBC-WLR - Wensley Road [REDACTED]

Hi – this will be the next thing that goes out, are you happy with it?

s. [REDACTED]

---

[REDACTED]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

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s. 40(2)

**From:** s. 40(2)  
**Sent:** 22 July 2019 16:15  
**To:** s. 40(2)  
**Subject:** RE: Wensley Homes [REDACTED]

Hi,

S43(2)

[REDACTED] yes the full amount.  
s. 40(2) are looking forward to tomorrow, so thanks again for hosting them.

Best,

s.

---

**From:** s. 40(2) [REDACTED]@reading.gov.uk]  
**Sent:** 22 July 2019 15:59  
**To:** s. 40(2) [REDACTED]  
**Subject:** RE: Wensley Homes [REDACTED]

Hurrah – thanks for letting us know!! We thought it was tomorrow!

Was it the full amount requested that they agreed to?

Thanks

s.

---

**From:** s. 40(2) [REDACTED]@homesengland.gov.uk]  
**Sent:** 22 July 2019 15:51  
**To:** s. 40(2) [REDACTED]  
**Subject:** Wensley Homes [REDACTED]

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Dear all,

Exciting news, Wensley Houses [REDACTED] have been approved at Programme Board today. Official notification confirming the grant allocation will be sent out to you in due course.

Any questions do let me know

Best regards,

s.

40(2)

[REDACTED]



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s. 40(2)

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**From:** s. 40(2)  
**Sent:** 04 July 2019 16:53  
**To:** s. 40(2)  
**Subject:** Small sites

Hi s.

Before I leave for the day, I wondered whether it is worth exploring whether you need any infrastructure support on Wensley through the small sites fund?

One I've got the criteria I'll forward on.

Thanks

s. 40(2)

Affordable Housing & Supply



Homes  
England

2 Rivergate | Temple Quay | Bristol | BS1 6EH

s. 40(2)

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s. 40(2)

**From:** s. 40(2)  
**Sent:** 05 July 2019 16:46  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** [REDACTED]

Hi s. [REDACTED]

I'm following up on our conversations regarding Reading's bids on IMS.

Firstly, thank you for your hard work and efforts forwarding on as much information as possible to support the bids on IMS within such a tight timeframe. The supporting information has been incredibly valuable and helped me significantly to be in a position to present the bids at clinic. Homes England are keen to support local authorities to deliver affordable housing so it has been good to see the bids for social rented units submitted.

I'm pleased to inform you that these bids were supported at clinic

- Wensley Homes
- [REDACTED]

This was on condition that further information is submitted to outline the management arrangements for these schemes within a local lettings policy.

[REDACTED]

[REDACTED]

Next steps are

- CME Moderation – 8<sup>th</sup> July
- Programme Board – 23<sup>rd</sup> July

If after discussion at programme board your bids are formally allocated you will receive notification confirming this.

[REDACTED]

I will of course keep you updated in respect of the progress of your bids.

Any questions do let me know

Best regards

s. [REDACTED]  
40(2)  
[REDACTED]



s. 40(2)



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s. 40(2)

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s. 40(2)

---

**From:** s. 40(2)  
**Sent:** 13 September 2019 10:45  
**To:** s. 40(2)  
**Subject:** FW: Wensley Consultation flyer & poster\_25 September  
**Attachments:** RBC\_WLR\_Design Options Consultation\_25 Sept A5 Flyer.pdf

Flyer as discussed...

---

[Redacted]

[Redacted]

[Redacted]

---

[Redacted]

[Redacted]

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[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[REDACTED]

[REDACTED]

[REDACTED]

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# Wensley Road Development

**Come and talk to us about options for the area...**

**Reading Borough Council is investing in new homes and improvements on the site surrounding the Wensley Road flats. We would like to hear your thoughts and ideas as the design develops.**

We have started to work on designs for the Wensley Road Development based on the feedback you gave us at the first event.

You are invited to come along to see the initial ideas for the site at the time and date below:

**From: 3pm - 7pm**

**On: Wednesday 25th September**

**At: The north-east corner of the Wensley Road flats (next to the bus stop)**

**Address: Wensley Court, 193 Wensley Road, Reading, RG1 6EA**

## **At this event you will be able to:**

- Give us your thoughts and feedback on different design options for the site
- Speak to members of the Reading Borough Council team and the architects, HTA Design
- Take part in a childrens creative autumn activity

If you have any questions please contact **Daryn Inston**, Property Development Manager at Reading Borough Council on: **0118 937 2467**

Or email HTA Design at: [Coley.Rise@hta.co.uk](mailto:Coley.Rise@hta.co.uk)

gleeds<sup>o</sup>



**Reading**  
Borough Council  
Working better with you

# General Principles

As part of the design process for the Wensley Road Development, Reading Borough Council is committed to achieving the guiding principles below:



Provide modern and updated play facilities for both younger and older children within the area



Reorganise and increase car parking to provide spaces for both existing residents and for additional new homes



Improve the waste bin and storage areas for the Wensley Road Flats



Provide new family size homes within the area that meet the needs of local people



Improve the landscaping and public environment of the wider areas

We will be located at the north-east corner of the Wensley Road flats (next to the bus stop).

## Where?



If you are unable to attend this event, we would still like to hear from you.

Please send us your comments to:  
[Coley.Rise@hta.co.uk](mailto:Coley.Rise@hta.co.uk)

s. 40(2)

**From:** s. 40(2)  
**Sent:** 14 August 2019 16:35  
**To:** s. 40(2)  
**Subject:** Agenda - 19th August

Hi s.

Hope all is well.

Please can you let me know the discussion points for Monday's meeting?  
I'd like to discuss the following

- Wensley Road – engagement plans, planning
- [REDACTED]
- [REDACTED]
- [REDACTED]

I'll pull together an agenda with your points too.

Thanks

s. 40(2)

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s. 40(2)

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s. 40(2)

**From:** s. 40(2)  
**Sent:** 06 September 2019 08:57  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** Meeting today

Hi s.

We've got a call scheduled in today at 10.30am. It would be useful to pick up the following on the call

- Wensley Homes – update on the consultation on 28<sup>th</sup> August.
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Let me know if there is anything else to add so we can cover on the call.

Thanks

s. 40(2)

Affordable Housing & Supply

  
**Homes  
England**  
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s. 40(2)

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s. 40(2)

---

**From:** s. 40(2) @reading.gov.uk>  
**Sent:** 30 August 2019 16:18  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** RE: Coley Park Complaint

Thanks - we have had this one too, there is a couple that are saying much the same thing to lots of people at the moment. However s. does seem to be managing to engage with them in a slightly more positive way at the moment.

Thanks

s.

---

**From:** s. 40(2) @homesengland.gov.uk]  
**Sent:** 30 August 2019 16:16  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** RE: Coley Park Complaint

Thanks both, that's helpful.

This is another one

I am writing in regards to the Funds given to Reading Borough Council for building of 44 new homes and Flats.

Although I agree there is a great need for more council homes I am astonished at the chosen site.

Coley Park is one way in and out and is highly congested and over populated at present, with many high rise flats as well.

Coley is an estate that has absorbed a huge amount of housing shortfall by losing its open space and facilities. Over the years I have been here it has seen built 75 homes developing woodland to build Swallowcroft. 14 homes built in North Lodge Mews, 71 homes at Castle Walk, 4 houses on the corner of Wensley Loop the former site of the old community Centre and Rembrandt Way. The local Pub was converted into homes, now Raglan Court.

The council in the past identified there is a lack of parking and difficult for the bus on its route, however it is proposed to demolish garages, loose other parking, part of a playground, valuable trees with wildlife living in and a dog walking area.

Just because this is predominantly a council estate shouldn't mean that we have no rights to some space, well establish trees and amenities; And that we should all be crammed into a tiny space. All the land identified as development site has already got a use and is not just an empty space.

The increase in traffic will increase the air pollution not to mention the increase in need for parking which existing parking will be taken away to build on.

There is already an issue with houses shaking when the bus passes which has been raised with the council, which the council has ignored over the years. So how will heavy vehicles for building affect our homes? Is there not a duty of care to existing residents?

The original councillors meeting was held on the 15th August but only a select few residents received notification. I have emailed them and raised my concern however not received a reply.



We then received an A5 flyer through the door advising of a drop in public consultation. However looking at this flyer (copy attached) it distracts from the real purpose and seem more to be advertising a children's funday. After speaking to over 40 residents today they seem to be of the same opinion and only realised when I pointed out to them what it is about. Surely the council needs to be more transparent with their plans!

I believe its time someone looks at the quality of our living environment and listen to the concerns of residents. From talking to Daryn Inston from Reading Borough Council I believe there was another site identified on North Street however this was disregarded by yourselves and the councillors. This site would have less of a detrimental effect on people and has more access to it. The only reason I can see why the councillors are fighting to forward plans in Coley is so it is in there Ward.

I am away for the walk around meeting on the 28th August. Therefore will forward my concerns.

---

**From:** s. 40(2) [redacted]@reading.gov.uk]  
**Sent:** 30 August 2019 16:08  
**To:** s. 40(2) [redacted]  
**Cc:** s. 40(2) [redacted]  
**Subject:** RE: Coley Park Complaint

Hi s. 40(2) [redacted]

We have set up a an email for the project and it is [coley.rise@hta.co.uk](mailto:coley.rise@hta.co.uk) this will ensure any comments are picked up.

However they can email me as well

Have a great weekend

Cheers s. [redacted]

---

**From:** s. 40(2) [redacted]  
**Sent:** 30 August 2019 16:05  
**To:** s. 40(2) [redacted]  
**Cc:** s. 40(2) [redacted]  
**Subject:** RE: Coley Park Complaint

Hi – there was an event on Wednesday which has hopefully answered everyone's questions as to where the development area was. It went very well with c.100 people spoken to.

The probable date for the next event is the 25<sup>th</sup> September but I am just waiting for HTA to confirm. Will defo be that week.

s. [redacted] is still receiving the email correspondence, I think he has already received a similar email from this resident.

s. [redacted]

---

**From:** s. 40(2) [redacted]@homesengland.gov.uk]  
**Sent:** 30 August 2019 16:00  
**To:** s. 40(2) [redacted]  
**Cc:** s. 40(2) [redacted]  
**Subject:** Coley Park Complaint

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Hi,

Hope all is good with you.

Please see below a complaint which came in on Tuesday. Could you let me know the date of the next consultation meeting and a contact email address at RBC for these issues to be raised? Previously the suggestion was **s. 40(2)** email, is this still the case?

*I live in Coley Park, Reading, an area already plagued with claustrophobia, social problems, crime, asb, drug abuse and alcoholism, two car homes, horrendous parking issues, fly tipping and littering, yet even more homes are being proposed here by Homes England. This is absolute madness, and whoever dreams up this stuff must be delusional and believes we must be living on something more than a small island, so I want to raise my concerns as it has become a case of closing in what green spaces we have left here, unless it is the designated flood plain at Kennet Meadows, which floods every year and becomes a lake for migrating water birds, it is also an area rich in plant, animal, and insect diversity, and all of this has evolved to this particular environment. Wetland also absorbs carbon, so the Council and Government would be contradicting their own policy on climate change by building there, it would also spark outrage, so as a resident I would like to know where these homes will be situated, by FOI if required.*

Thanks

**s. 40(2)**

Affordable Housing & Supply



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**s. 40(2)**

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s. 40(2)

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**From:** s. 40(2)  
**Sent:** 30 August 2019 16:16  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
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**Cc:** s. 40(2) [redacted]  
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**Sent:** 30 August 2019 16:00  
**To:** s. 40(2) [redacted]  
**Cc:** s. 40(2) [redacted]  
**Subject:** Coley Park Complaint

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Hope all is good with you.

Please see below a complaint which came in on Tuesday. Could you let me know the date of the next consultation meeting and a contact email address at RBC for these issues to be raised? Previously the suggestion was [redacted] email, is this still the case?

*I live in Coley Park, Reading, an area already plagued with claustrophobia, social problems, crime, asb, drug abuse and alcoholism, two car homes, horrendous parking issues, fly tipping and littering, yet even more homes are being proposed here by Homes England. This is absolute madness, and whoever dreams up this stuff must be delusional and believes we must be living on something more than a small island, so I want to raise my concerns as it has become a case of closing in what green spaces we have left here, unless it is the designated flood plain at Kennet Meadows, which floods every year and becomes a lake for*

migrating water birds, it is also an area rich in plant, animal, and insect diversity, and all of this has evolved to this particular environment. Wetland also absorbs carbon, so the Council and Government would be contradicting their own policy on climate change by building there, it would also spark outrage, so as a resident I would like to know where these homes will be situated, by FOI if required.

Thanks

s. 40(2)

Affordable Housing & Supply



s. 40(2)

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s. 40(2)

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**From:** s. 40(2) @reading.gov.uk>  
**Sent:** 21 August 2019 16:36  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** RE: Resident Engagement Responses

Thanks for the heads up

Cheers s. 40(2)

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**From:** s. 40(2) @homesengland.gov.uk]  
**Sent:** 21 August 2019 16:33  
**To:** s. 40(2)  
**Cc:** s. 40(2)  
**Subject:** Resident Engagement Responses

**This is an EXTERNAL EMAIL. STOP. THINK before you CLICK links or OPEN attachments.**

Hi s. 40(2)

I've actually had the same complaint twice so the good news is there are only 2. I can't share their names for data privacy reasons though for information in case you are logging these or looking at any themes developing in the nature of the complaints below.

**1<sup>st</sup> one**

whom it may concern.

I am contacting you regarding the recent procurement of funds from yourselves of almost £4 million pounds by Reading Borough Council for 40+ new council homes. I am not against the building of these new homes but I am objecting very much regarding the area that has been chosen for this project.

I understand that Reading Borough Council pin pointed 3 areas in Reading that they considered suitable sites but you chose Coley Park as being the best option, this I don't understand in the least.

Coley Park is already over developed as it is, the traffic problem here is horrendous, we already have to much housing here including 3, 14 storey high rise blocks. How you ever chose this area as suitable is way beyond me.

I would just like you to tell me why you think that this is the best place to do this as I really don't get it.

This development will take away much needed parking in the area but the thing that makes me very angry is that it will take away the children's play area which I think is wrong. The children here in Coley would have nowhere else to play that is close to home and I think is terrible to even consider taking that away when its so used by the families that have to live in the high rise.

I await your response.

**2<sup>nd</sup> one**

I live in Coley Park, Reading, an area already plagued with claustrophobia, social problems, crime, asb, drug abuse and alcoholism, two car homes, horrendous parking issues, fly tipping and littering, yet even more homes are being proposed here by Homes England. This is absolute madness, and whoever dreams up this stuff must be delusional and believes we must be living on something more than a small island, so I want to raise my concerns as it has become a case of closing in what green spaces we have left here, unless it is the designated flood plain at Kennet Meadows, which floods every year and becomes a lake for migrating water birds, it is also an area rich in plant, animal, and insect diversity, and all of this has evolved

to this particular environment. Wetland also absorbs carbon, so the Council and Government would be contradicting their own policy on climate change by building there, it would also spark outrage, so as a resident I would like to know where these homes will be situated, by FOI if required.

## Response

Thank you for taking the time to contact Homes England regarding the proposed scheme at Coley Park, Reading.

Homes England are recommending the funding of affordable housing at Wensley Road, Reading. This is because Reading has been identified as an area requiring additional affordable homes due to the high costs of housing within the borough. I've contacted the local authority and raised your concerns anonymously. I would encourage you to liaise with Reading Borough Council at the next engagement event taking place on **28<sup>th</sup> August** between **3-7pm** at

**North East corner of Coley Park Flats, Wensley Court, 193 Wensley Road, Reading, RG1 6EA.**

This will be an opportunity to feedback your thoughts on the proposal and engage with the Council regarding the concerns you have raised.

I've had one response back saying thanks and they have the date now of the next meeting and appreciated the response. I'll keep you in the loop if there are any more.

Kind regards

S.  
40(2)

Affordable Housing & Supply



2 Rivergate | Temple Quay | Bristol | BS1 6EH

s. 40(2)

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s. 40(2)

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**From:** s. 40(2)  
**Sent:** 13 September 2019 12:48  
**To:** s. 40(2)  
**Subject:** RE: Wensley Consultation flyer & poster\_25 September

Thanks for the flyer s. I really like the fact you have used the invite to outline the principles you are working to, which are all positives for the community.

Good luck for the event on 25<sup>th</sup>, look forward to hearing how it went.

I should have also thanked you and s. again for your time showing s. and I around, it was useful to have an image of the sites in my mind for your earlier update.

Have a good weekend,

s.

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**From:** s. 40(2) [redacted]@reading.gov.uk  
**Sent:** 13 September 2019 10:45  
**To:** s. 40(2) [redacted]  
**Subject:** FW: Wensley Consultation flyer & poster\_25 September

Flyer as discussed...

[Redacted]

[Redacted]

[Redacted]









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[Redacted]

[Redacted]

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[Redacted]

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