

# Atelier

Regeneration Newsletter  
Issue 4 | July 2019

## Welcome

Welcome to the latest edition of the Atelier newsletter. For those of you who are new to the estate or have never seen the newsletter, its purpose is to provide you with updates on the regeneration of the Briars, Copshall Close and Aylets Fields commonly known as the BCA Estate. We have called the regeneration of the estate Atelier, so you will see lots of things called Atelier in the future.

We hope you find it informative and we are happy to receive your suggestions for future articles.

# Phase 2 – New customer

Sarah has recently moved into a Phase 2 property. She lives with her two children in a 2 bedroom house in Copshall Close. Sarah has mobility difficulties and she finds the new house roomy, accessible and perfect for her needs. Being able to park directly outside her property is really important to her.

Sarah said any problems with the property have been actioned quickly and she likes living on a mixed tenure estate, because it encourages residents to look after their properties.

Sarah thinks that she will be staying in the property for a number of years, because it is perfect for her needs and can be easily adapted. It is accessible for local facilities and she likes the design and feel of the Atelier estate.



# News on the building of the new estate

## Phase 1:

This phase was completed in March 2018. Home Group moved 33 customers into their new affordable rented properties. As part of phase 1 Countryside, Home Group and Harlow Council also built 20 shared ownership units and 50 properties for outright sales. These properties have all been sold.

## Phase 2:

In December 2018 the first phase 2 properties were occupied. Over the last few months there has been a steady completion of further units. Between July and October more rented, shared ownership and outright sales properties will be finished and residents will move in.

There have been delays with utility companies installing gas and water connections to some of the properties, so the final phase 2 units will be completed in January 2020.

When Phase 2 is complete there will be 83 properties for rent, 15 shared ownership properties and 46 properties for outright sale.

## Phase 3:

Groundworks have been completed and the majority of properties are now in the brickwork stage. Utility connections will be going in shortly and the first properties are due to be completed for handover in March 2020.

Phase 3 will provide 50 rented properties and 49 properties for outright sale and is expected to be fully completed by autumn 2020.

# Meet The Builder Event



On 3rd July, Countryside PLC organised an event for people moving onto the Atelier Estate later in July to meet with the builder.

13 people attended and they received lots of information about their new home, such as how the central heating and hot water work, how to switch off the water in an emergency and how their properties were constructed.

The people who attended the event thought it was informative. There will be more Meet the Builder Events in the future.



If you have moved into one of the new properties on the Atelier estate, then we will shortly be sending you a survey.

We'd love to hear your views on how we should shape future community development activities to meet your needs. The survey will be anonymous, so we will not be asking you any personal information that can be linked back to you.





# Estate management

## Fly tipping:

There has been an increase in the number of fly tips taking place on the estate. Every time fly tips are removed, there is a financial cost, which is paid through the service charge. If the cost remains high, it may result in an increase in the service charge.

You can dispose of your waste, by visiting the local recycling centre at Temple Bank, Harlow, CM20 2DY.

Bulky items can be collected by Harlow Council. To arrange a collection, further information is available on their website. There is a cost, which depends upon the number of items you want collected.

## Cigarette butts:

There is a very noticeable amount of cigarette butts being left on the ground between the Atelier Centre and Eve Drive.

Please respect the environment and dispose of your cigarette butts in the bin and don't leave them on the ground for the cleaners to collect.

## Gardening and cleaning contracts:

The gardening and cleaning contracts for the new Atelier Estate are currently being tendered. The tender bids will shortly be assessed. The criteria for assessment is not based solely on price and the contract will be awarded to the company that demonstrates best value for money.

The new contracts are expected to be implemented from the 1st October 2019.

## 2018/19 annual accounts:

If you moved into a shared ownership or outright sale property before the 31st March 2019, you will receive a statement showing the actual service charge spend for the last financial year in September.

The statement will itemise the actual spend for each service charge cost and the overall spend. The statement will be sent to you with guidance information and a contact in Home Group if you have any questions or queries.

## Health and safety: Construction site – not a playground!

Now the school summer holidays are here, it is important to remember that construction sites are not a playground for children. They may appear attractive to children, because of all the opportunities to climb, jump and access vehicles. However, construction sites are dangerous and not a place for children.

**If you are a parent, then please remind your children of the dangers. Thank you for your support and co-operation.**

## Contacts

### Harlow Council

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