

# Hepworth Place Development update



COUNTRYSIDE  
Homes

Issue 1 | Spring 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

- The first two buildings are under construction with the first homes completing in Summer 2024.
- The new landscaped gardens to the rear of the Town Hall are due to complete in Spring 2024
- The construction of the Civic Building on the west of the site is due to commence in Summer this year.
- Final service connections are being installed to the east of the site.

### Specific item – District Heating

The development has a district heating network where heat is generated from an energy centre and air source heat pumps located in our 2<sup>nd</sup> 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 landscaped gardens to the rear of the town hall are due to open in Spring 2024
- First build completions of open market, shared ownership and affordable rent homes in Summer 2024
- Construction of the Civic Building to commence in Summer 2024
- Road leading to Chestnuts Field to be completed in Summer 2024

# Managing agent

- A resident management company will be set up to manage and maintain the shared and communal facilities on the development. The London Borough of Waltham Forest will manage the communal grounds and play area and we're currently tendering for the managing agent maintaining the residential buildings. Both parties will be responsible for:
  - Communal podium gardens, grounds and play areas
  - Cleaning services for windows, shared hallways
  - Communal heating, lighting, lifts and storage areas
  - Roadways and footpaths



# Ecology

- New landscaped gardens with over 200 new trees being planted across the site.
- A new sustainable urban drainage pond on the western edge of Chestnuts Field, creating a new wetland habitat for wildlife.

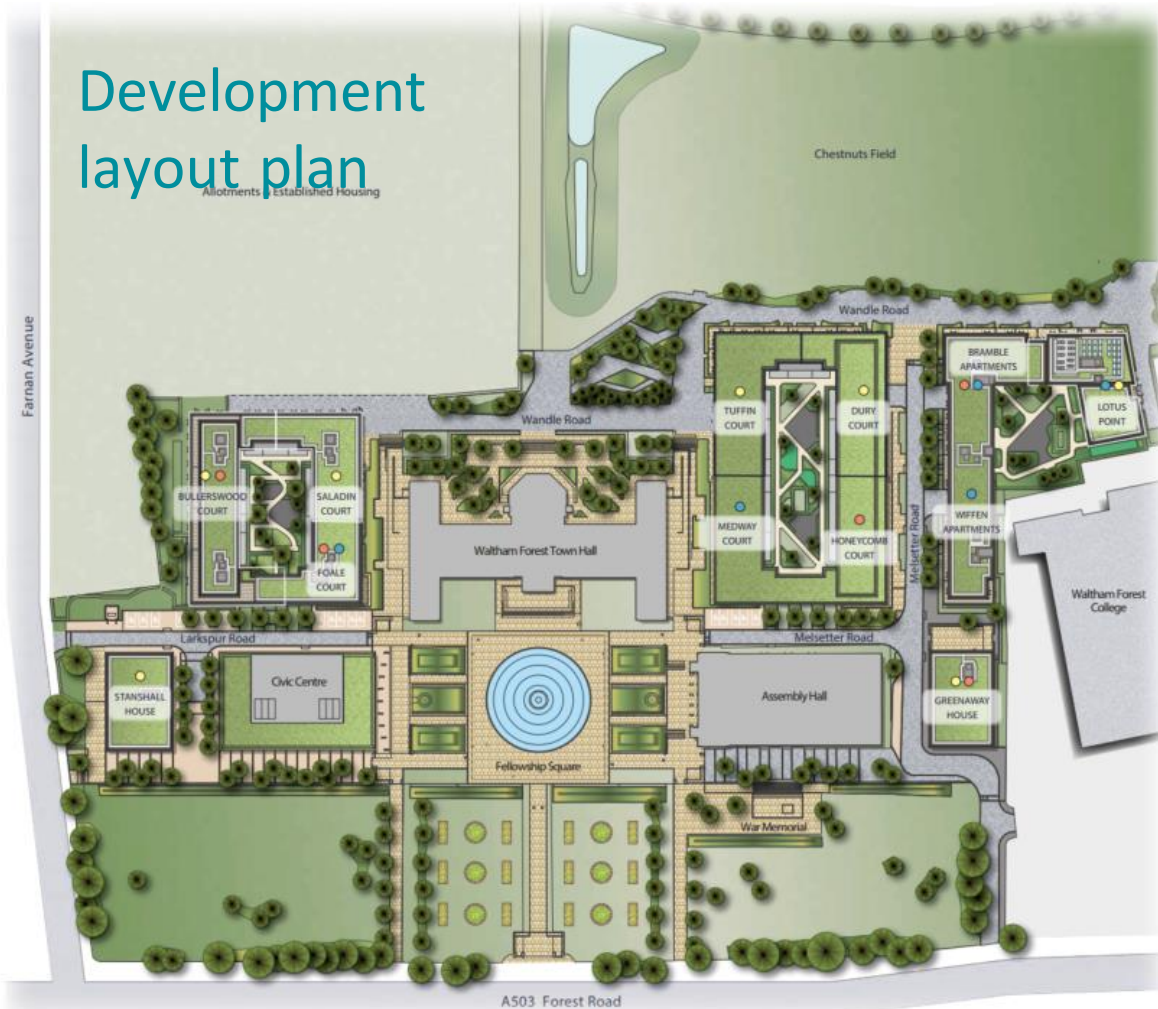


# Services

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

Allocments Established housing



## How will the development benefit the local community?

Hepworth Place will also 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](mailto:hepworthplace@secnewgate.co.uk)



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