

Granville Road, NW2

Welcome to the New Granville newsletter

Planning permission has been granted for the partial redevelopment of the Granville Road estate. The decision follows a public inquiry on 8 August 2016 by the Planning Inspector, appointed by the Secretary of State for Communities and Local Government. The scheme can now go ahead in accordance with the approved plans, which require the demolition of Beech Court and a number of outbuildings. This will make way for the construction of 132 new homes, comprising 74 flats and 58 houses. Works will also include the reconfiguration of the estate road – which will provide 332 car parking spaces, as well as landscaping and refuse provisions. A new play area together with improved communal amenity spaces will also be provided.



If you would like to view the Planning Inspector's appeal decision and approved plans, please visit www.newgranville.co.uk

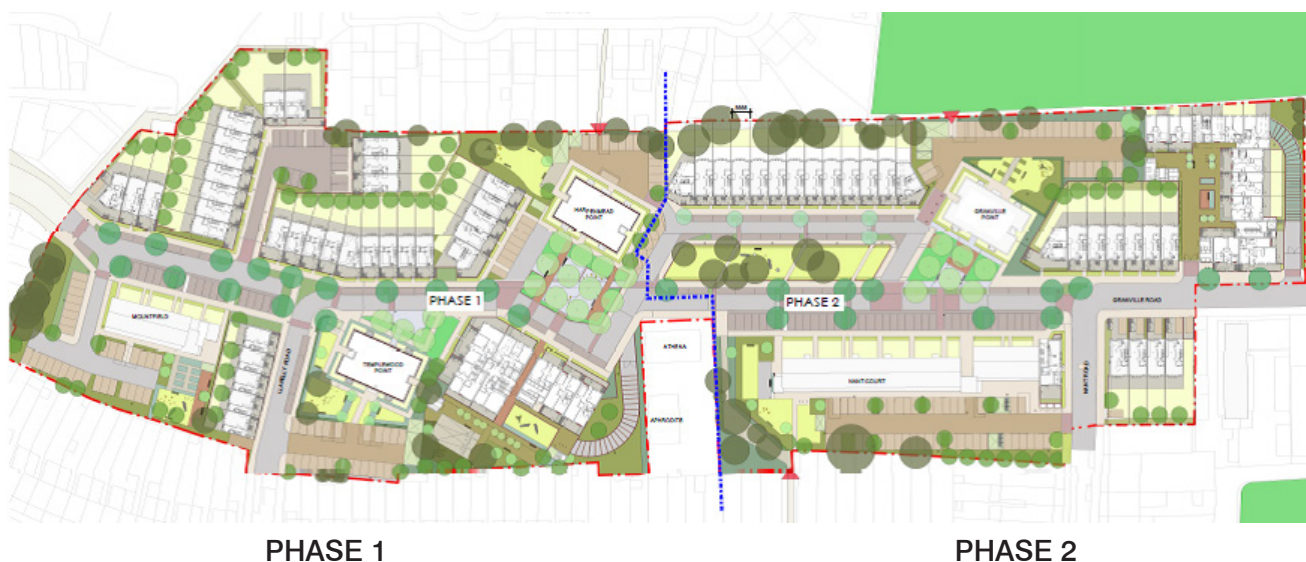
Who is delivering the development?

The development is being delivered by New Granville LLP, which is a joint venture between Mulalley and One Housing. Both parties are fully committed to delivering the approved scheme in a timely and efficient manner with minimal disruption to existing residents.

Mulalley is a family owned construction company based in nearby Woodford Green. They have an extensive track record of constructing and developing similar schemes to the one that has been approved for Granville Road.

One Housing is a leading provider of affordable homes in London and the South East. They are locally based in Chalk Farm and have a similar track record in delivering schemes of this type.

Sherrygreen Homes (Mulalley's sister company) will market and sell the new homes for sale.



Now that Planning has been granted, what happens next?

A build contract is currently being negotiated with Mulalley with a view to achieving an anticipated start on site in July 2017. Between December 2016 and July 2017 a number of surveys and investigations are likely to be carried out within the estate in order to allow the completion of the construction design process.

Barnet Council's Assets, Regeneration and Growth Committee have recently authorised that a Compulsory Purchase Order (CPO) process can begin at Granville Road for the pram sheds and Beech Court.

Once on site how long will the works take?

It is envisaged that the development will be delivered in two phases to limit disruption to local residents. Once the development commences on site in July 2017 we will aim to complete phase 1 in December 2019 and phase 2 in July 2020. The plan, shown on page 1, indicates the two phases of development. The planting of the landscaped areas both private and public, will be completed alongside each phase.

To ease disruption to existing residents as much as possible Mulalley will be reviewing their build programme on a regular basis. Any changes to this programme will be communicated to local residents by quarterly updates to our website

www.newgranville.co.uk and at regular Resident Liaison meetings, which Mulalley will be holding during the construction period.

Before works start on site contact details will be provided on the New Granville website and by newsletter which is distributed to all local residents.

We intend to issue a monthly newsletter which is distributed to local residents during the construction period.

Considerate Constructors

Mulalley is a founder member of the Considerate Constructors Scheme which is a nonprofit making, independent organisation founded by the industry to improve its image.

The scheme operates independent inspectors who monitor site activities and overall presence of the site with particular emphasis on the following aspirations:

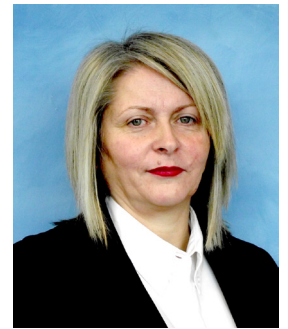
- Care about appearance.
- Respect the community.
- Protect the environment.
- Secure everyone's safety.
- Value their workforce.




new granville

Resident Liaison

Mulalley has appointed a resident liaison officer to deal with any concerns the residents may have during the progress of the development. Please do not hesitate to contact them should you have any questions or concerns.



To speak with the Lead Resident Liaison Officer, Kathleen Reid, call 07827 884 441.

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Customer Service / Resident Liaison Officer

Have you ever worked in the public, retail or care sector? Do you enjoy working with the public? Do you have a full driving licence?

If so, Mulalley has places available within their site based teams.

Your role will involve:

- Being the resident's first point of contact.
- Keeping resident's updated on the progress of works to their home.
- Dealing with resident queries.
- Carrying out condition surveys and resident interviews.
- Daily visits to residents at home.
- Ensuring the smooth delivery of the works in residents homes.

You must have customer service experience and good communication skills.

This is an opportunity for someone who is committed to giving a customer focused service and enjoys a varied and challenging role.

A full manual driving license is essential.

Salary £20,500

Provided: Company vehicle - Company pension - Healthcare - Full training

Please apply via email in the first instance to: rlo@mulalley.co.uk

An equal opportunities employer