



Avenue Road Estate

Newsletter



Regeneration Update:

We would like to assure residents that Waltham Forest Council is fully committed to the regeneration of the Avenue Road Estate, following Bellway Homes withdrawal from the scheme. We are now assessing alternative routes to deliver the regeneration scheme. 

We will continue to ensure that residents are kept informed as the Council look to develop alternative proposals.

We have set up an online meeting on **Thursday 16th November 2023, 6pm** to address questions from residents and provide some more information about the next steps (see details below).

Some of the most frequently asked questions (FAQs) raised by residents have been addressed in this newsletter on the next page.

If you have any questions in the meantime, or are unable to attend the meeting, you are welcome to contact the council's regeneration team who are based in the portacabins on Thursday's, 10am-4pm.

Alternatively, you can also contact your Independent Tenant's advisors, NewmanFrancis on 0800 644 6040 or emailing avenueroad@newmanfrancis.org.

You can also drop in at their coffee & chat sessions on Wednesday's, from 3pm-6pm at the portacabins.



Why did Bellway withdraw from the scheme?

Bellway Homes announced it will be closing its London Partnership Division and reducing its workforce.

This is due to the challenging market conditions which have seen build costs rise significantly, rises in the interest rates, and a decrease in sales of homes. The Council received notification from Bellway withdrawing from the scheme because of these factors.

Online Residents' Meeting:

Find out more about the latest update for the Avenue Road Estate & next steps in the regeneration process.

Date: Thursday 16th November 2023

Time: 6pm

Zoom Meeting ID: 846 2397 3247

<https://us02web.zoom.us/j/84623973247>

You can either open your Zoom app and type in the Meeting ID, or enter the link above in your browser, or scan the QR code below.

If you are unable to make this meeting and would like to find out more, you can drop in at the coffee & chat sessions or project shops to speak to a member of the team.



Frequently Asked Questions (FAQs)

This FAQ section aims to address the most common questions and concerns that have been raised by residents about the next steps in the regeneration process.



Your Question:	Council Response
<p>What are the next steps in the process from the council?</p>	<p><i>The Council is committed to redeveloping the Avenue Road estate and currently looking all its options to deliver the scheme. The Council is unable at this time to confirm what that could look like. As we will need a few months to pull this together and share with residents prior to going to Cabinet early 2024.</i></p> <p><i>The Cabinet system is a model of governance that is used by most councils including Waltham Forest Council. The Cabinet members are made up of local councillors, the leader and deputy leader of the council who all have specific areas of responsibility. The Cabinet meets regularly and is a decision making body to enable the council to progress with their strategic objectives about key matters in the borough.</i></p>
<p>Will the masterplan, design proposals, and phasing plan/order of blocks to be rehoused remain the same?</p>	<p><i>Until we have looked at all options to deliver the new homes we are unable to confirm at this stage if there will be any changes to the current phasing programme or to the current consented plans for the Avenue Road Estate.</i></p>
<p>How will this affect those that are in need of rehousing, including those in urgent need, those in overcrowded accommodation, or those who have medical conditions?</p>	<p><i>Unfortunately, Bellway having to walk away from carrying out the development has meant that there will be a delay to delivering new homes. The Council is working to pull together a proposal that will still deliver the much-needed homes. In the meantime for residents who are overcrowded, or have urgent need to be rehoused, your Tenancy Officer is best placed to support residents with this matter.</i></p> <p><i>Zulifah Nalubega is the Tenancy Officer for the Avenue Road Estate: zulifah.nalubega@walthamforest.gov.uk</i></p>
<p>What will happen to the outstanding repairs and maintenance on the estate, and our homes?</p>	<p><i>The council is committed to maintaining the estate and your homes. All repairs should be logged through the Council repair channels, by calling 020 8496 4197 or emailing w)repairs@morgansindall.com. Any outstanding repairs should also be raised with your Tenancy Officer who is best placed to escalate your repairs.</i></p>
<p>Will we still have an Independent Tenants' & Residents' Advisor? (ITRA)</p>	<p><i>Yes, NewmanFrancis who are the ITRA for the Avenue Road Estate will continue to support the residents through the regeneration journey.</i></p>
<p>Will we still have weekly presence from project staff (e.g. project shop sessions / ITRA coffee & chat)</p>	<p><i>One of the biggest successes for this project has been the engagement between the residents, NewmanFrancis and the Council. The Council is committed to maintaining and developing these relationships. The Coffee afternoons and Project Shops will continue.</i></p>
<p>Will this affect our compensation entitlement to receive the Home Loss Payment and Disturbance Allowance?</p>	<p><i>All residents will still be entitled to compensations once their new home has been created. This also includes those who choose to move outside of the estate in line with the regeneration process when priority decant status is awarded.</i></p>
<p>Will the council secure the area where Bellway had 'broken ground'?</p>	<p><i>The Council intends to look at ways to makes this area secure.</i></p>

Update from Decant Officer:



Michelle Carroll is the dedicated Decant Officer who has been appointed by the council to work with Avenue Road Estate residents throughout the regeneration.

Over the past few months, Michelle has contacted the majority of households on the estate to discuss their housing needs and preferences.

If you have not yet discussed your housing needs, please contact Michelle (details below).

If you have any additional support needs that you would like to discuss further with the team, or if you or a member of your household is a wheelchair user, has a disability, or will require special adaptations, please get in touch with Michelle.

She is available to meet in person on the estate at the weekly project shops on Thursdays at the portacabins from 10am-4pm, and you can also contact Michelle over the phone or by email:

📞 07918 937148

✉️ michelle.carroll@walthamforest.gov.uk



Parking Permit Measures:



Consultation on estate car parking is now complete, residents voted in favour of permit parking at the Avenue Road Estate, and the council begun implementation of this scheme from August 2023.

The permit parking controls operate from Monday to Saturday 8:00am to 6:30pm

For further information and support, please get in touch by emailing the housing estate parking team at estateparking@walthamforest.gov.uk

Remember to include your address and the name of your estate.



Creative Avenues: Free Weekly Activities for Adults!



Weekly on Wednesdays

1pm-3pm

Nexus Centre, 3 Snowberry Close, E15 2AH

There will be free weekly social activities for adults at the Nexus Centre on Wednesday's at 1pm-3pm.

These activities will include singing, dancing, acting, knitting, bingo, DJ'ing, Yoga, Fitness, Choir, Arts & Crafts.

Free sessions for all & food will be provided!

For more information please contact 07738 559 894 or email x7.office.x7@gmail.com

🌐 www.x7performingarts.com

Independent Advisors:



NewmanFrancis are your Independent Tenants' & Residents' Advice Service (ITRA).

Our role is to provide independent and impartial advice and support. We are here to help you understand the regeneration process and how you will be impacted by any changes to your estate.

If you would like to speak with a member of our team, we are based on your estate every Wednesday, 3pm-6pm at the portacabins.

You can also get in touch with us by calling 0800 644 6040 (freephone) or email us at avenueroad@newmanfrancis.org



AVENUE ROAD ESTATE

How to report a repair or communal area issue:



Morgan Sindall Property Services are responsible for resolving any repair issues for council homes in the London Borough of Waltham Forest.

To report a repair, please call: **020 8496 4197** or email wfhrepairs@morgansindall.com

Contacts:



- **Dianne Obichere: Senior Regeneration Manager**
dianne.obichere@walthamforest.gov.uk
- **Michelle Carroll: Decant Project Officer**
07918 937148
michelle.carroll@walthamforest.gov.uk
- **Zulifah.Nalubega: Tenancy & Place Officer**
zulifah.nalubega@walthamforest.gov.uk
- **NewmanFrancis Independent Tenants' & Residents' Advisors (ITRA):**
0800 644 6040
avenueroad@newmanfrancis.org



Project Shops:



Weekly on Thursday
10am-4pm (closed for lunch between 1-2pm)
Portacabins on the estate (by Mulberry Ct)

You can pop in on Thursdays at the Project Shops to find out more about the redevelopment of the Avenue Road Estate and speak with the council's regeneration team.



Coffee & Chat:



Weekly on Wednesday
3pm-6pm
Portacabins on the estate (by Mulberry Ct)

Meet your neighbours, enjoy free snacks and a hot drink! Meet the NewmanFrancis team, your Independent Tenants' & Residents' Advisors.

You can also find out more and subscribe to email newsletters online at:
www.walthamforest.gov.uk/avenueroadestate

