

# AVENUE ROAD ESTATE

# Avenue Road Estate

## Newsletter



May  
2023

### Eid Mubarak!



We would like to wish a Happy Eid to all those who observed the holy month of Ramadan!

### Planning Approval Update:



Bellway Homes submitted the planning application for the Avenue Road Estate regeneration scheme last year in October 2022.

The latest update on the planning status is that the council have now successfully achieved full planning approval.

The Greater London Authority (GLA) who are governed by the Mayor of London provided full approval for the scheme in March 2023.

Following the planning approval, Bellway Homes who are the developer, commenced a soft start on site last month as part of a 'breaking ground' ceremony (pictured below).

This enabled the council to draw down on grant funding from the GLA to progress the regeneration scheme.



### Next Steps:



Following approval for the scheme, Waltham Forest Council & Bellway Homes are currently working behind the scenes to develop the phasing plan in more detail, and are preparing for an indicative start on site for the building works of the first phase to begin later this year in Winter 2023.

The anticipated physical works later this year will include hoarding off the site (by the portacabins on Hall Road) and laying down the foundations for the building of the first new block.

Ahead of these works, Bellway Homes will be working with residents over the coming months around detailed designs.

The project team will be writing to you with more information in a future newsletter about upcoming events & activities where you can get involved and find out more.



Bellway Homes 'breaking ground' following planning approval for the Avenue Road Estate scheme

### NewmanFrancis ITRA



For independent advice & information about the Avenue Road Estate regeneration, please contact:

☎ 0800 644 6040 (Freephone)

✉ [avenueroad@newmanfrancis.org](mailto:avenueroad@newmanfrancis.org)

## Update from Decant & Allocation Officer:



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

Since February 2023, Michelle has been contacting residents who will be rehoused in the first phase of the regeneration to discuss their housing needs and preferences. This will ensure that each household will be housed suitably in a home that meets their needs as part of the regeneration process.

If you are a resident of the first phase living Blackthorn Court, Gean Court, Mulberry Court (Entrance C), and have not yet discussed your housing needs with the council's team, please contact Michelle (details below).

Please also contact Michelle, if you or a member of your household is a wheelchair user, has a disability, or will require special adaptations.

If you have any additional support needs that you would like to discuss further with the team, please get in touch with Michelle.

She is available to meet in person at the weekly project shops on Thursday's at the portacabins by Mulberry Court from 10am-4pm.

You can also contact Michelle over the phone or by email:

☎ 07918 937148

✉ [michelle.carroll@walthamforest.gov.uk](mailto:michelle.carroll@walthamforest.gov.uk)



## Feedback Survey:



Over the past month, the NewmanFrancis ITRA team have been carrying out a short feedback survey with residents living on the Avenue Road Estate.

We'd like to get your thoughts about the regeneration process so far, and our communications with you.

If you have not yet completed this short feedback survey, you can do so by:

- Online by scanning the QR code below or by typing the following weblink in your browser: [www.surveymonkey.co.uk/r/avenue2023](http://www.surveymonkey.co.uk/r/avenue2023)
- Over the phone with a member of our team by calling 0800 644 6040 (freephone)
- In person at our weekly Coffee & Chat sessions on Wednesday's, 3pm-6pm at the portacabins (by Mulberry Court, Hall Road, opposite Downsell School).

There will also be a prize draw with six £25 shopping vouchers to be won!



## 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.



## Creative Avenues: Free Weekly Activities for Adults!



Weekly on Wednesdays (starting from 17 May)  
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 starting from Wednesday 17<sup>th</sup> May.

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

Free sessions for all & lunch will be provided.

You can RSVP by calling **07738 559 894** or email [x7.office.x7@gmail.com](mailto:x7.office.x7@gmail.com).

 [www.x7performingarts.com](http://www.x7performingarts.com)



## Independent Advisors: newman francis

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.

We are also based on your estate every Wednesday, 3pm-6pm at our coffee & chat sessions (Portacabins by Mulberry Court)

If you would like to find out more, please get in touch with us by calling **0800 644 6040** (freephone) or email us at

[avenueroad@newmanfrancis.org](mailto:avenueroad@newmanfrancis.org)



## Coffee & Chat with the Independent Advisors (ITRA):

Weekly on Wednesday

3pm-6pm

Portacabins on the estate (by Mulberry Ct)

You are welcome to drop in on Wednesdays to speak with NewmanFrancis, the Independent Tenants' & Residents' Advisors (ITRA) to find out more about the regeneration process and your rights and options.

The Coffee & Chat sessions run weekly on **Wednesday, 3pm-6pm** at the Portacabins on the Estate by Mulberry Court.

# 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](mailto: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 Officer**  
zulifah.nalubega@walthamforest.gov.uk
- **Ahmed Waqar: Place Officer**  
ahmed.waqar@walthamforest.gov.uk
- **NewmanFrancis Independent Tenants' & Residents' Advisors (ITRA):**  
0800 644 6040  
avenueroad@newmanfrancis.org

## Safer Streets & Wellbeing Surgery:



Wednesday 17th May 2023, 2pm-4pm  
Portacabins (by Mulberry Court, Hall Road)

The Health and Wellbeing surgery on the Avenue Road Estate has been set up as a part of the council's Safer Streets initiative.

This surgery aims to address numerous factors including: ASB, tenancy needs, regeneration issues, communal ASB as well as crime, violence and addiction. You are welcome to drop in at date/time above.



# WE A.R.E COMMUNITY

## Avenue Road Webpage:



You can find out more about the regeneration by visiting our project website, and view the latest plans via the below link or scanning the QR code:

[www.newavenueroad.co.uk](http://www.newavenueroad.co.uk)



You can also find out more and subscribe to email newsletters online at:

[www.walthamforest.gov.uk/avenueroadestate](http://www.walthamforest.gov.uk/avenueroadestate)

