



# Avenue Road Estate



## Newsletter



### Avenue Road Estate

#### Key Regeneration Updates:

The planning application for the redevelopment of Avenue Road estate has been submitted to Waltham Forest Council as of October.

It is expected that the determination status of the planning application will be announced early next year in the planning committee meeting. Waltham Forest council will be writing to you to inform you about the next steps in the regeneration process following this.

Over the past month, Bellway Homes along with the council held exhibition events in November where residents were able to find out more about the final development proposals for the estate.

Bellway also organised a study visit last month for residents to visit one of their development sites in Beckton (see Feedback from Bellway Study Visit section for more information).

In preparation for the regeneration, Waltham Forest Council have appointed a dedicated Decant & Allocation officer for the Avenue Road Estate that will be working with residents early next year around the rehousing strategy to ensure that each household will be housed suitably in a home that meets their needs as part of the regeneration process.

Michelle Carroll will be starting her role with the council as your Decant & Allocation officer from 9<sup>th</sup> January 2023 and will be available to meet at the project shops from Thursday 12<sup>th</sup> January onwards.

We'd also like to wish festive greetings and a Happy New Year to all Avenue Road Estate residents.



### How to view or comment on the planning application:

To view or comment on the recently submitted planning application by Bellway Homes for the Avenue Road Estate regeneration scheme, you will need to visit the council's planning portal by scanning the QR code below or visiting the webpage below

<https://builtenvironment.walthamforest.gov.uk/planning/>.

You can search the Avenue Road planning application by using the following reference number on the council's planning portal: **222588**



### 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)

## Feedback from Exhibition



### Events:

Bellway Homes & PRP architects held exhibition events on 11<sup>th</sup> & 12<sup>th</sup> November which was attended by 68 residents. Residents were informed about the latest plans submitted as part of the planning application for the redevelopment of the Avenue Road Estate.

Some of the development highlights included:

- 242 council homes for existing residents
- A further 378 private and affordable homes
- A new public square for community events and new greener public realm
- New ground floor spaces for retail, community and leisure uses
- New space for the Nexus Centre, a local performance arts organization
- 161 new trees
- A bespoke arts and culture strategy for the local area
- Building heights from 22 storeys to three storeys. The tallest building will be to the north of the site. The tallest social housing block will be 18 storeys.
- Over £20m of social value benefits including 54 apprenticeships, 242 jobs for local people, and around 1,000 hours of training for local people.

You can view the latest plans online via the weblink below or by scanning the QR code:

<https://newavenueroad.co.uk/>



*Exhibition Events*

## Feedback from Bellway Study Visit to Beckton:



Bellway Homes arranged a study visit for Avenue Road Estate residents to visit one of their redevelopment schemes at Beckton Parkside last month on Thursday 24<sup>th</sup> November.

23 residents were in attendance. At the visit residents viewed the internal layout of the marketing suite, communal areas inside one of the blocks, bike store/refuse facilities, and community spaces.

For more information and feedback from this study visits, please contact NewmanFrancis ITRA at 0800 644 6040 (freephone) or email [avenueroad@newmanfrancis.org](mailto:avenueroad@newmanfrancis.org)



*Bellway - Beckton Parkside Development*



*Bellway—Beckton Parkside Development*



## Project Shops:



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

You can pop in on Thursday's 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 with the Independent Advisors (ITRA)



Weekly on Wednesday's  
3pm-6pm

Portacabins on the estate (by Mulberry Ct)

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

The project shops run weekly on **Wednesday's, 3pm-6pm** at the Portacabins on the Estate by Mulberry Court.

## Portacabins closure over Christmas Period:



Please note that the coffee & chat sessions and project shops will be closed over the Christmas period, with the last session this year taking place on Wednesday 14<sup>th</sup> December & Thursday 15<sup>th</sup> December.

The sessions will resume as normal early next year from 11<sup>th</sup> & 12<sup>th</sup> January.



## ITRA Update:



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)



## How to report a repair or communal area issue:



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

This includes day-to-day repairs; emergency repairs; out-of-hours services, and issues in communal areas on estates.

To report a repair, please call: **020 8496 4197** or email [wfhrepairs@morgansindall.com](mailto:wfhrepairs@morgansindall.com)

You can also contact your housing officer Vivek Oza who is responsible for dealing with any tenancy related issues, or your place officer Bukola Williams who is responsible for dealing with any communal issues (see details in Contact box on the next page).

## Engagement & Programme Timeline:

Below is an engagement & programme timeline for the Avenue Road regeneration process, which shows what's happened so far and some of the key milestones in the coming months that are yet to come.

Please note that this timeline is indicative, and that dates may be subject to change.

Next Stages of Regeneration Process	Indicative Dates
Housing Needs Assessments	Summer 2019
Initial Design Consultation with Residents	Autumn/Winter 2020
Landlord Offer	December 2020
Resident Ballot	January 2021
Procurement Process of Development Partner	Spring/Summer 2021
Appointment of Development Partner	Summer/Autumn 2021
Detailed Design & Resident Consultation	Spring/Summer 2022
Planning Application Submission	Autumn 2022
Planning Determination	Winter 2022
Start on site	Summer 2023



### Contacts:



- **Dianne Obichere: Senior Regeneration Manager**  
[dianne.obichere@walthamforest.gov.uk](mailto:dianne.obichere@walthamforest.gov.uk)
- **Vivek Oza: Housing Officer**  
[Vivek.Oza@walthamforest.gov.uk](mailto:Vivek.Oza@walthamforest.gov.uk)
- **Bukola Williams: Place Officer**  
[Bukola.williams@walthamforest.gov.uk](mailto:Bukola.williams@walthamforest.gov.uk)
- **NewmanFrancis Independent Tenants' & Residents' Advisors (ITRA):**  
0800 644 6040  
[avenueroad@newmanfrancis.org](mailto:avenueroad@newmanfrancis.org)

### Avenue Road Webpage:



You can find out more about the regeneration by visiting our project website, and view the latest plans:  
[www.newavenueroad.co.uk](http://www.newavenueroad.co.uk)



### Community Christmas Event:



#### Christmas Tea Dance with a Twist

Saturday 17<sup>th</sup> December, doors open at 5pm

Nexus Centre, 3 Snowberry Close, E15 2AH

*Food, Performances, Music:*

Free entry, RSVP by [x7.office.x7@gmail.com](mailto:x7.office.x7@gmail.com) /

07738 559894

*Dress code: 50's glamour or just glamour*

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

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



**Waltham Forest**



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building strong communities