

Avenue Road Estate



Key Regeneration Updates:

The planning application for the comprehensive redevelopment of Avenue Road estate has now been submitted to Waltham Forest Council as of Friday 14th October.

As part of the 21-day statutory consultation period, you can comment in favour or note your objections on the planning application submission on the council's planning portal (for more details see section *How to comment on the Planning Application*).

It is expected that the determination of the planning application will be announced early next year. Waltham Forest council will then write to you to inform you about the next steps in the regeneration process.

We will also be facilitating some in-person exhibition events in the coming weeks where you can meet with the Bellway development team, the architects, and Waltham Forest Council to find out more about the final regeneration proposals and the planning process (for more information & dates of these events, see yellow box *Upcoming Exhibition Events*).

Bellway Homes will also be hosting a study visit on Thursday 24th November where residents will have an opportunity to visit one of their development schemes in Beckton, and view internal layouts of new homes.

For more information, and how to sign up for this study visit, see *Bellway Study Visit* section in the newsletter or get in touch with NewmanFrancis (details in contact box)

Upcoming Exhibition Events:



Bellway Homes, Waltham Forest Council's development partner, is hosting a community drop-in event on:

- **Friday 11th November, 3pm-7pm**
- **Saturday 12th November, 11am-3pm**

These events will be taking place at the portacabins by Mulberry Court (Hall Road side, opposite Downsell Primary School)

The event will provide the opportunity for residents to see the detailed final proposals for the estate and discuss in detail the plans for your new homes with the project team.

The architects will also be using a tool to provide residents with a virtual view of what the new development may look like.

If you are unable to make the event you can find and view the plans on our project website at:

www.newavenueroad.co.uk

You can also get in touch with us at **info@newavenueroad.co.uk**



NewmanFrancis ITRA



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

 **0800 644 6040 (Freephone)**

 **avenueroad@newmanfrancis.org**

How to comment on the planning application:



To make a 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 below reference number on the council's planning portal: **222588**

The statutory consultation period as part of the planning process closes on Friday 4th November, although comments on the planning application will be accepted up until the planning committee date which is yet to be determined.



Bellway Study Visit:



Bellway Homes are arranging a study visit for Avenue Road Estate residents to visit one of their redevelopment schemes at *Beckton Parkside, Viking Gardens, E6 5YR* at two timeslots on:

- **Thursday 24th November, 11am**
- **Thursday 24th November, 4pm**

The purpose of this study visit will be to help residents visualise a new development that has been built by Bellway, and to give you an opportunity of viewing internal layouts of new homes which they have developed.

The council will be arranging for a coach to travel from the estate to Beckton (and vice-versa). Spaces on the coach are limited & will be allocated on a first come first serve basis.

If you are interested in attending this study visit, please confirm this with us latest by Monday 14th November through contacting us at avenueroad@newmanfrancis.org or calling us on **0800 644 6040 (freephone)**.



Parking Consultation:



Concerns have been raised about the increase in unauthorised parking by non-residents on council housing estates in Waltham Forest. The council will be writing to you to seek your views on proposed permit parking controls on your estate.

For more information and support, please email estateparking@walthamforest.gov.uk or visit <https://www.walthamforest.gov.uk/housing/council-tenants/estate-parking>

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.

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.

As part of our role, we also provide support to the Avenue Road Residents' Regeneration Project Group (RRPG) which is made up of residents living on your estate.

Following feedback from your resident group, we are currently developing the residents' charter which will contain more information about your rights and options regarding the regeneration process.

You can view the Draft Residents' Charter online at <https://newmanfrancis.org/avenuecharter/>

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

How to report a repair or communal area issue:

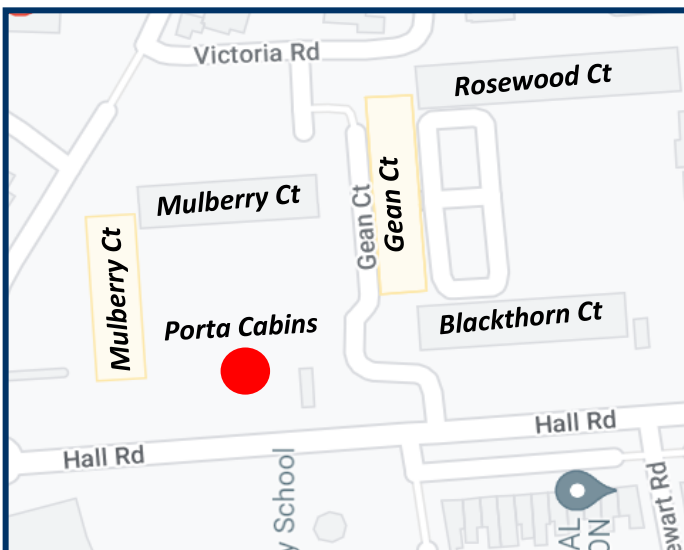


Morgan Sindall Property Services (MSPS) are responsible for resolving any repair issues for council properties in the London Borough of Waltham Forest.

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

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



We are here

Contacts:



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



Bellway Study Visit

Thursday 24th November, 11am

Thursday 24th November, 4pm



If you would like to sign up for the study visit, or would like more information, please contact NewmanFrancis ITRA (details in *Contacts* box)

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

www.walthamforest.gov.uk/avenueroadestate



Waltham Forest



newman
francis

building strong communities