

AVENUE ROAD ESTATE

Avenue Road Estate

Newsletter



Sept
2022

Avenue Road Estate Regeneration Update:



Following the community consultation in June, Bellway Homes has been progressing its plans for the redevelopment of Avenue Road estate and is aiming to submit a planning application to Waltham Forest Council in September.

This newsletter provides a summary of the consultation findings, an update on the plans, future consultation, and next steps.

There will be an opportunity to find out more about the latest development proposals, the feedback from the last consultation event, and the planning process at the online resident meeting on **Tuesday 13th September, 6pm** (see joining details in yellow box below).

There will also be more opportunities in the coming weeks for you to meet with the architects and the Bellway team in person following the planning application submission to find out more about the design proposals.

You will also be able to make a formal comment on the planning application as part of the statutory consultation period.

More details about this process and upcoming events will be shared with you in the next newsletter.



Online Residents' Meeting:



Find out more about the latest development plans for the Avenue Road Estate & next steps.

Date: Tuesday 13th September 2022

Time: 6pm

Zoom Meeting ID: 874 2216 5066

<https://us02web.zoom.us/j/87422165066>

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.

You can also view and comment on the plans on the website:

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



NewmanFrancis ITRA



For independent advice regarding the Avenue Road Estate regeneration, please contact:

0800 644 6040 (Freephone)

avenueroad@newmanfrancis.org

Development Highlights:



- 242 council homes for existing residents
- A further 378 private and affordable homes
- Building heights from 22 storeys to three storeys. The tallest private sale building (22 storeys) will be to the north of the site, the tallest social housing block will be 18 storeys.
- 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 organisation.
- 161 new trees.
- A bespoke arts and culture strategy for the local area.
- Over £20m of social value benefits including 54 apprenticeships, 242 jobs for local people, and around 1,000 hours of training for local people.



WE
A.R.E
COMMUNITY

Consultation Feedback:



133 local residents attended across the five consultation events in June, and the key finding from the consultation were:

- The top three design principles for the new development were: make a positive contribution to the wider community; create new connections to existing and new open spaces and routes, create new active outside spaces for people to enjoy.
- The provision of new council and affordable housing were residents' key priority
- The most popular choices for ground floor uses were a café, a community food store, and a convenience store
- The landscape plans had strong support from 73% of respondents
- 55% of residents were happy with the height and scale of development
- Overall, 67% of residents were satisfied with the plans for the estate.



Your Questions Answered:

A number of questions and issues were raised by residents during the consultation, some of these have been summarised below:

Your Question:	Our Reply:
How much space will each new home have?	<ul style="list-style-type: none"> All homes are designed to meet or exceed Nationally Described space standards and the London Housing Design Guide. For example, Double bedrooms will be a minimum of 11.5 m² and have a minimum room width of 2.75m Single Bedrooms will be a minimum of 7.5m² and a minimum width of 2.15m Living rooms will have a minimum width of 3.2m All homes will have a built-in utility cupboard with space for a washing machine All affordable homes have been designed to have optional open plan or separated kitchen dining and living spaces
What fire safety measures will be included in the new development?	<ul style="list-style-type: none"> All homes will have sprinklers All communal corridors and stairs will have sprinklers. Every building will have two lifts including a Firefighting lift and an evacuation lift each with their own power supply. The tall buildings will have two escape staircases (this is above current building regulations) The external finishes are brick.
What private outdoor space will there be for residents?	<p>Every apartment will have its own balcony.</p> <p>There will also be private communal outside space for residents, such as roof gardens.</p>
What materials will be used externally	The external walls will be made of brick.
How many car parking spaces will there be on the new development?	There will be 83 car parking spaces, of which 31 will be disabled parking spaces. Car parking will be provided for existing residents who currently have an allocated space. There will be no spaces for new residents, nor will they be able to apply for resident parking permits.
What will happen to the existing trees on the estate?	Unfortunately, some trees will have removed. However, we will be planting 161 new trees with an overall net increase of trees on site.
The buildings are too tall	The tallest buildings are a 22 storey private block, and an 18 storey social housing block. By including taller buildings, we are able to provide more affordable housing and significantly increase the amount of public open space within the estate.

You can view the full summary of the consultation feedback on the project website at www.newavenueroad.co.uk

Arts & Culture Strategy

Bellway has also been consulting local residents on ideas for an arts and culture strategy for the local area. Its arts consultants, UP Projects, held a series of workshops during May and June. The key findings were:

The Nexus Centre is key:

The Nexus Centre was seen as a safe space that is used by both young and older generations for a range of activities. There is a strong desire to see the Nexus Centre supported and to expand their activity.

Health & wellbeing is a priority:

Many people mentioned how the Covid-19 pandemic had had a lasting effect on their physical and mental health and general wellbeing. They hoped that the development provides increased opportunities to engage with cultural and educational activities that could have a positive impact of the health and wellbeing on surrounding communities.

Young people are a key demographic:

The need to provide more activities for young people aged 11 to 18. It was clear that this specific age group needed more targeted programmes that focused on training and skills development. It was also acknowledged that this age range required a space in which they felt safe.

Food and growing as a connector:

Many people commented on a desire to have a community garden or cooking hub that not only could provide a resource for food or cooking but could also be used as a tool for skills and knowledge sharing.

Better communication between local partners is needed:

Avenue Road Estate and the surrounding area has a strong existing community of culture, arts, and heritage but there is a need for stronger partnerships, exchange, and communication to take place.

A full copy of these consultation findings can be viewed on the project website.



Next Steps:



Bellway Homes are planning to submit a planning application in late September and the Council will hold its statutory consultation on the plans with residents during October.

At the same time, Bellway Homes will be holding further drop-in events where you will be able to see full details of the submitted plans, discuss the plans with the project team, and find out how to comment on the planning application.

Dependent on planning approval, the council will be working to appoint a dedicated allocation officer to work on the scheme.

The allocation officer will be responsible for carrying out verifications with households on the estate. This is to ensure that residents are rehoused adequately as part of the regeneration process in a home that meets their needs at the time of moving in line with the phasing programme.

More information about this process will be shared with you closer to the time

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)

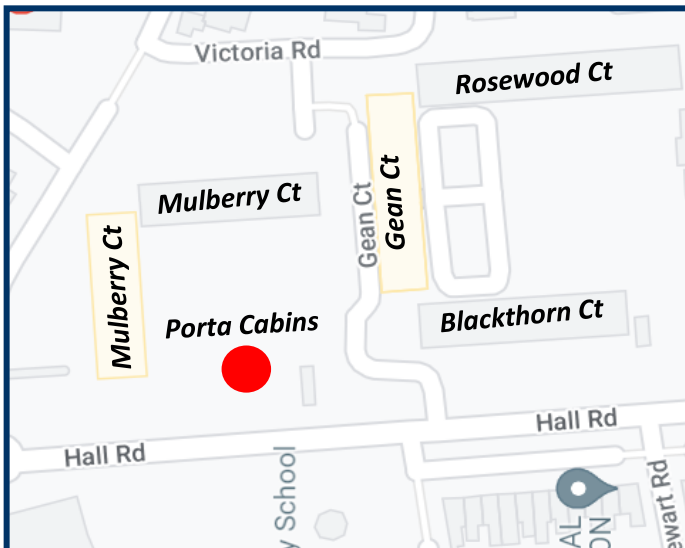


Weekly on Wednesday's
3pm-6pm
Porta Cabins on the estate (by Mulberry Ct)

NewmanFrancis who are your Independent Tenants' & Residents' Advice Service (ITRA) are hosting weekly Coffee & Chat drop in sessions on the Avenue Road Estate.

At the weekly coffee & chat sessions you can

- Find out more about the regeneration process.
- Recap on any recent events & meetings, including the allocations and decant process.
- Find out more about how you may be impacted by the regeneration, and your rights & options.
- Meet NewmanFrancis, your Independent Tenant & Resident Advisors.
- Meet your neighbours & enjoy a warm drink!



ITRA Update:



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

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

Over the past couple of months, we have been working with your resident group in developing the residents' charter which contains 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 currently holding weekly coffee & chat sessions on the estate and these will now take place on Wednesday's between 3pm-6pm

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:



Waltham Forest

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



Contacts:



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- **Bukola Williams: Place Officer**
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- **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

Covid 19 Information:



You can see the Council's latest information and advice on COVID-19 online where you can also sign up for the email newsletter to keep you up to date on the current situation.

www.walthamforest.gov.uk/COVID19

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

www.walthamforest.gov.uk/avenueroadestate

