

AVENUE ROAD ESTATE

Avenue Road Estate

Newsletter



March
2022

Welcome to the 8th edition of the Avenue Road Residents' Newsletter

Project Shops:



With easing of restrictions, the project shops have recommenced at the recently installed porta cabins on the estate.

Pop in to find out more and speak to council staff about the redevelopment of the Avenue Road Estate.

The project shops are taking place on Thursday's from 10am-4pm (closed for lunch from 1-2pm).



NewmanFrancis ITRA



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

 0800 644 6040 (Freephone)

 avenueroad@newmanfrancis.org

Engagement Key Activities:



Online Meeting - Allocations & Decant Process - Thursday 24 March, 5:30pm

We will be hosting an online meeting on **Thursday 24th March 2022, 5:30pm via zoom** (See details of how to join in yellow box below).

At this meeting we will be providing an update on the regeneration and the next steps of the consultation process over the coming months.

At this meeting you will also be able to find out more about the allocations and decant process.

If you are not able to attend this online meeting, you can drop in at the weekly project shops on Thursday's to speak with staff to find out more about what was discussed.

Alternatively, you can contact the NewmanFrancis ITRA team on **0800 644 6040** or email avenueroad@newmanfrancis.org to find out more, or request an electronic copy of the meeting minutes & presentation once finalised.

Avenue Road Online Meeting Allocations & Decant Process

Date: Thursday 24th March 2022

Time: 5:30pm

Zoom Meeting ID: 837 5270 8057

<https://us02web.zoom.us/j/83752708057>

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.



Feedback from Winter Festival Event & Proposed Phasing Plan:

Last month we held a Winter Festival event on Thursday 17th February where 103 residents attended and were able to meet the Bellway developer & council team working on the scheme, find out more about the proposed phasing plan & order of rehousing for all of the existing blocks, and also find out more about the initial outline proposals of what the estate could look like.

Approach to the phasing plan and regeneration:

- Decant in one phase (so that residents move directly in their new homes)
- Reprovide community spaces.
- Aim to start on site by late 2022

Key outcomes of the phasing plan:

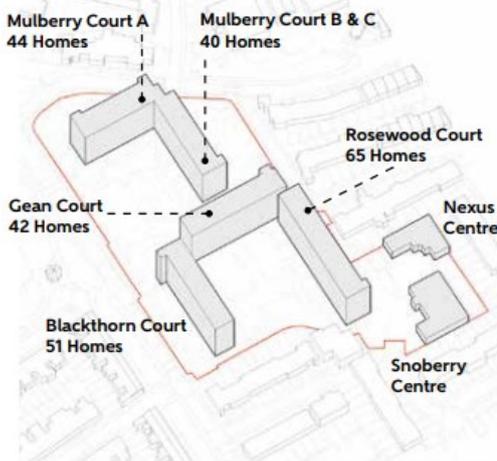
- Deliver in four phases
- Reduce impacts & save time

Please note that the below phasing plan and indicative timescales are subject to design alterations and planning approval.

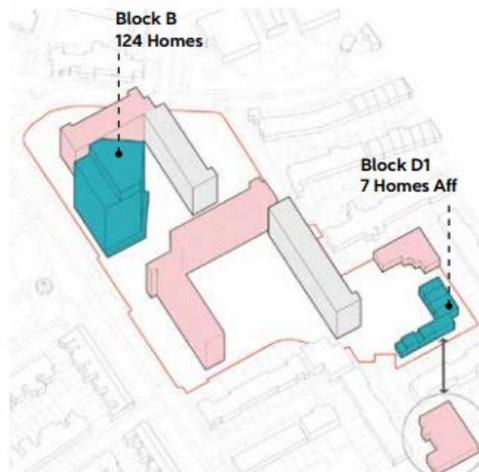


Phase	Start	Finish	Blocks to be rehoused at phase completion
Overall	Late 2022	2030	See below for a breakdown of the phasing plan
Phase 1	2023	2026	Blackthorn Court Gean Court Mulberry Court (North, A) 5-9, 10-14, 39-53, 54-68
Phase 2	2026	2028	Rosewood Court Mulberry Court (East, B & C) 1-4, 4a, 15-20, 21-38, 39-86
Phase 3	2028	2030	N/A

EXISTING

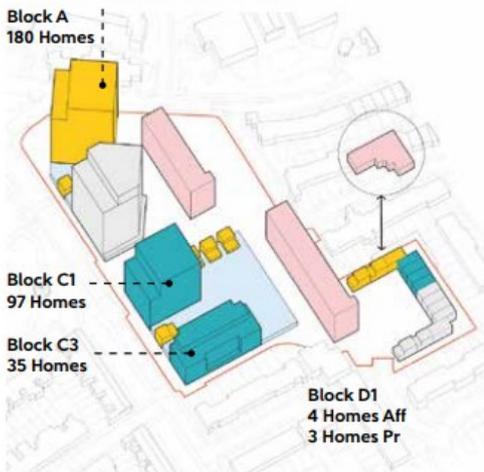


PHASE 1 - COMPLETE

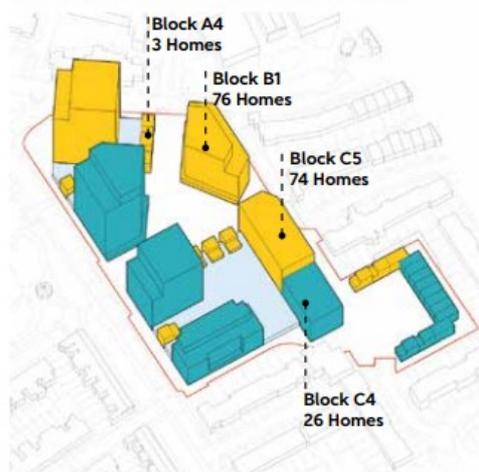


- Existing Buildings
- New Build - Decanted & Affordable homes

PHASE 2 - COMPLETE



PHASE 3 - COMPLETED SCHEME



- Existing Buildings - Demolished
- New Build - Private Homes
- New Build - Podium
- Site Boundary

Edible Estate Workshop at the Avenue Road Winter Festival:

During the Winter Festival hosted on Thursday 17th February 2022 public art organisation, UP Projects and the artist collective, genuinefake hosted a workshop called Edible Estates where residents were invited to illustrate their future aspirations for the Avenue Road Estate by building gingerbread structures.

This workshop was the first of five workshops that will help inform the community and culture strategy that UP Projects are developing for the Avenue Road Estate working in collaboration with Bellway Homes and the London Borough of Waltham Forest.

85 gingerbread kits were handed out to residents throughout the duration of the workshop. During this workshop the team engaged in conversations with residents to find out aspects of the area residents enjoy, don't enjoy and things they hope to see change during the redevelopment of the estate.

A lot of feedback was gathered some highlights of which are included below:

- Residents believe that the Avenue Road Estate has a great sense of community and enjoy the connection shared with their neighbours.
- Residents enjoy the surrounding parks and proximity of shops.
- Residents would like to see more safe spaces and cultural provision for teenagers.
- Residents would like to see community provisions for families such as community food shops, community gardening and educational provisions for children and young adults.
- Residents would like to see improvements to cleanliness on the Estate as well as a central space to voice complaints.



Community and Culture



Programme of Workshops:

In response to the initial feedback gained at the Winter Festival, UP Projects and design and architecture collective, genuinefake will be hosting a series of workshops to give you a voice and a chance to shape the community and culture offer proposed for the development of the Avenue Road Estate.

If you are a **parent...**

Join us on the morning of **Monday 2nd May 2022** for '**Make My Day**' a workshop that will examine your daily rhythms through the four seasons of the year in order create a map of PLAY of the area!

If you are a **creative...**

Join us on evening of **Monday 2nd May 2022** for '**Creative State of Mind**', a workshop that takes the micro-nation Westonia established in Leyton in 1994 as its starting point and explores what an imaginary state created by the Avenue Road Estate creative practitioners would look and operate like today.

If you are **aged 12-17...**

Join us on the **Saturday 7th of May 2022** for '**Let's Dance: Architecture & Movement**', a workshop that invites you to survey, engage and enter into 'dialogue' with and about the architecture of the Avenue Road Estate and its surroundings through dance and movement.

Something for **everyone else...**

Join us on the **Tuesday 3rd of May 2022** for '**Let us break bread together!**', this workshop invites you to 'invent' a bread together. One that will celebrate and represent the historic milestones of the estate (past), mark the significance of change (present) and create a symbol of 'hope' for the future, supporting the future development of the site.

Full times and locations will be released shortly but please do register by emailing info@upprojects.com or following this link: bit.ly/AvenueRoadEstateEvents.

You can also phone **0800 644 6040** to sign up.

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 work over the coming months, we will be helping develop the draft residents' charter (documentation which highlights the council's commitments & guarantees to residents throughout the regeneration process).

We will be also holding a coffee & chat at the Porta Cabins on **Wednesday 30th March & Wednesday 6th April (10am-4pm)**

You are welcome to drop in for a warm drink and speak with a member of our team to find out more about the regeneration.

If you would like to speak with us and find out more, please get in touch by calling **0800 644 6040 (freephone)** or emailing avenueroad@newmanfrancis.org

Coffee & Chat with the ITRA



Wednesday 30th March, 10am-4pm

Wednesday 4th April, 10am-4pm

Location: Porta Cabins on the estate

Drop in for a warm drink, meet NewmanFrancis your Independent Tenant & Resident Advisors (ITRA), and find out more about the regeneration.



Feedback from Marlowe



Road Study Visits:

Last month we facilitated a study visit to the Marlowe Road Estate, where residents had the opportunity to view some of the council's new homes in the borough.

32 residents were in attendance across the 3 timeslots on Friday 25th February & Saturday 26th February 2022.

We gathered 21 feedback forms from those who attended. Residents provided feedback about what they liked and what they felt could be better about the new apartments on the Marlowe Road Estate, as well as the public spaces & communal areas.

Some of the main feedback residents provided on the new homes at Marlowe Road Estate included:

- Residents liked the private balconies in the new homes.
- Residents liked the large windows in the new homes and felt that there was a good amount of natural light in the new apartments.
- Residents liked that the new apartments/flats had single level access (on one floor).
- Residents liked the bathrooms in the new homes.
- Residents would like to see more spacious homes that exceed the minimum space standards, which also includes more spacious bedrooms.
- Residents would like to see the option of choosing between separate kitchens and open plan, and also suggested for integrated appliances (i.e. cooker), as well as more space to be factored in for larger fridges/ other appliances.
- Residents would like to see more storage spaces in the new homes.
- Residents would like to see dedicated study spaces factored into the design for the new homes on the Avenue Road Estate (with more residents working from home).

Your Feedback & Next Steps Moving Forward:



The council will use the feedback which residents provided at the recent study visit with the developers and the architect team to look at how we can provide better homes that meets the needs of the community in our design proposals for the Avenue Road Estate.

Together with the architects, the council will also be facilitating more consultation with residents around internal layouts and space standards, amongst other design topics over the coming months ahead of our intended planning application submission in Summer 2022.

We will also be looking to hold another study visit in the coming months for residents to have an opportunity to view a development scheme by Bellway.



Marlowe Road Estate

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	Winter 2021 - Spring 2022
Planning Application Submission	Summer 2022
Planning Determination	Autumn 2022
Start on site	Autumn/Winter 2022



We are here

Contacts:



- **Dianne Obichere: Senior Regeneration Officer**
dianne.obichere@walthamforest.gov.uk
- **Vivek Oza: Housing Officer**
Vivek.Oza@walthamforest.gov.uk
- **Bukola Williams: Place Officer**
Bukola.williams@walthamforest.gov.uk
- **NewmanFrancis ITRA: 0800 644 6040**

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

