

AVENUE ROAD ESTATE

Avenue Road Estate

Newsletter



Feb
2022

Welcome to the 7th edition of the Avenue Road Residents' Newsletter

Project Shops:



With easing of restrictions, the Council were preparing to create a presence on the estate twice a week, so residents can come along and speak to officers about the redevelopment of the Avenue Road estate.

The project shops will recommence on Tuesday's & Thursday's week beginning 21st February 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:



Meet the Developer Bellway - 17 Feb

Due to the rise in COVID cases, the Council took the decision to postpone the winter event which was originally planned to take place last year.

This event will now be taking place later this month on **Thursday 17th February 2022, 1-5pm, at the Nexus Centre.**

This will give all Avenue Road residents and the wider community the opportunity to speak to Bellway about the redevelopment proposals, engage with organisations who deliver services in the area, and participate in fun activities.

Study Visit to Marlowe Road - 25 & 26 Feb

There will also be an opportunity for residents to visit one of the council's regeneration schemes at Marlowe Road in Waltham Forest. See more information in the newsletter on how you can sign up and get involved.

Avenue Road

Winter Festival:



Date: Thursday 17th February 2022

Time: 1pm-5pm

Location: The Nexus Centre, E15 2AH

There will be two available stalls on the day for residents who would like to showcase arts and craft to the community. Please contact Dianne via email by 11.02.22 to express an interest

dianne.obichere@walthamforest.gov.uk

Meet the Bellway Team!

Come along to the Winter Festival on **Thursday 17 February from 1pm-5pm** at the Nexus Centre, and meet the Bellway team who are working together with Waltham Forest Council on the redevelopment of the Avenue Road Estate.

We will be sharing some early ideas about the plans for the estate and our team will be on hand to chat and answer any questions you may have! There will also be the opportunity to get creative and tell us what you would like to see on the new site.

UP Projects and artist Rachel Jenkins from Genuine Fake will be running “Edible Estate” - a creative workshop that invites local residents to build their own estate whilst putting forward their hopes and ideas for how community and culture can sit at the heart of the new development. This workshop forms part of a wider piece of engagement work that UP Projects and Genuine Fake are doing to develop a new community and culture strategy for the Avenue Road Estate.

Bellway Homes was selected as the Council’s preferred bidder following last year’s procurement process and will be responsible for preparing detailed plans and delivering new homes, new public spaces and other facilities for residents.

The Bellway Team

Dan Brady, Development Director, Bellway London

Overall responsibility for project delivery

Richard Harvey, Partner, PRP Architects

Lead Architect

Gary Pleasants Managing Director, Quatro

Community Engagement Lead

Khayer Chowdhury, Account Director, Quatro

Community engagement

Moira Lascelles, Deputy Director, UP Projects

Community & Cultural Strategy lead

Lili Hager, Producer, UP Projects

Community & Culture Strategy



Dan



Richard



Gary



Khayer



Moira



Lili



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

Study Visit to Marlowe Road



Waltham Forest Council are arranging a study visit for Avenue Road Estate residents to visit the borough's Marlowe Road regeneration scheme on:

- **Friday 25th February, 11am & 4pm**
- **Saturday 26th February, 12pm**

The purpose of this study visit will be to help residents visualise another regeneration scheme and view the internal layouts of some of the council's new homes in the borough.

At this study visit, there will be an opportunity to view the internal layouts of 1 bed, 2 bed, 3 bed apartments, as well as a visit to a house.

Dependent on the timeslot which you wish to attend, you will need to arrive on time (at 11am or 4pm on 25.2.2022 or 12pm on 26.2.2022) as the regeneration team will be meeting with residents outside the:

Plaza (by the Post Office and near Wood Street Station) located on Wood Street, E17 3HX

The best way to travel here, which includes the least walking distance is as follows:

- 1) Bus Route 339 head towards Leytonstone, and alighting at Leytonstone Station/Grove Green
- 2) Switch here for the W16 heading towards Chingford Mount, and alighting at Wood Green Station

See map at the bottom right of the page for the meeting location (marked in the red dot).

If you are interested in attending this study visit, please confirm this with us [latest by Friday 18th February](#) through contacting us at avenueroad@newmanfrancis.org or **0800 644 6040 (freephone)**

If you would like to attend, but will require transport arrangements, please let us know prior to the sign up deadline using the contact details above.

ITRA Update:



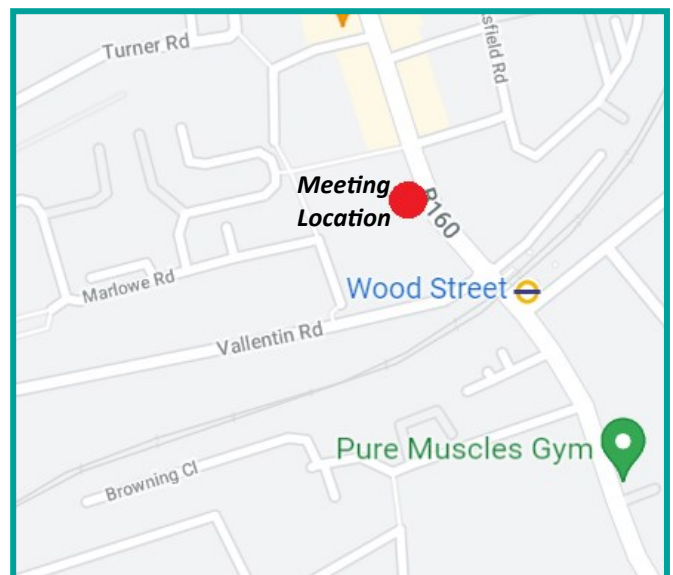
NewmanFrancis are your Independent Tenants' & Residents' Advice Service (ITRA).

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 service over the coming months, we will:

- Continue to facilitate regular Residents' Regeneration Project Group (RRPG) meetings. The RRPG is a group that is made up of residents living on the estate.
- Support your RRPG with meeting with the developer and addressing community questions.
- Outreach to help residents understand how the regeneration proposals could impact them.
- Development of the draft residents' charter (documentation which highlights the council's commitments & guarantees to residents throughout the regeneration process.)

If you would like to have a conversation with us, or are interested in joining the RRPG, please get in touch by calling **0800 644 6040 (freephone)** or emailing avenueroad@newmanfrancis.org



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

Marlowe Road Study Visit

Friday 25th February, 11am & 4pm

Saturday 26th February, 12pm

Meeting Location: Plaza, Wood Street, E17 3HX

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



Contacts:



- **Dianne Obichere: 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**
avenueroad@newmanfrancis.org



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

www.walthamforest.gov.uk/avenueroadestate

