

Avenue Road Residents' Regeneration Project Group (ARPG) Meeting Minutes

Thursday 25th June 2026

Online via Zoom

Attendees:

Officers in attendance:

- Meera Kumar (MK) Waltham Forest Council – Director of Estate Regeneration
- Irundeep Singh (IS) NewmanFrancis - Community Engagement Consultant

Resident group members in attendance:

- Simi Azmi (SA)
- Dianne Stephenson (DS)
- Natalie Slater (SL)
- Vinett Maxwell (VM)
- Mihaela Gorgota (MG)
- Moussa Ayounne (MA)

Councillors in attendance:

- Cllr Eva Tabassam (ET)
- Cllr Peter Richardson (PT)

Meeting took place online via Zoom

1. Welcome and Introductions	Actions
IS welcomed everyone to the meeting and introduced the agenda and ground rules. IS welcomed the newly elected Cann Hall Ward Councillors to their first ARPG meeting, following residents' request for councillors to be invited to future meetings. Residents were invited to raise any key concerns or issues they wished the councillors to be aware of before the regeneration update. Residents highlighted: • Ongoing frustration regarding delays to the regeneration programme. • Requests for greater clarity around decant status and future timescales. • Changes in individual household circumstances, and the impact that the delay in the regeneration is having on these households who have been waiting to be rehoused for a number of years (e.g. overcrowding, medical/accessibility needs). • Number of residents raised concerns around continued issues with the communal door entry/intercom system across all the blocks on the estate. This includes faulty fobs, issues with trades access, and emergency services access (noting that the drop down keys for fire brigade access is not working). DS advised that the issues pertaining to the communal door / access had previously been reported to the Tenancy Officer. ACTION: MK to raise the communal door entry/intercom issues with Housing Management and Adam Jenner.	

2. Matters Arising from Last Minutes

The following actions from the previous meeting were reviewed:

Completed

- NewmanFrancis to follow up with Natalie regarding Housing Needs Assessment appointment arrangements.
- NewmanFrancis to invite local ward councillors to future ARPG meetings.

Ongoing

- ***ACTION: LBWF to invite a member of the Allocations Team to a future ARPG meeting to explain the allocations policy and bedroom entitlements.***
- ***ACTION: LBWF/NewmanFrancis to include updated compensation, home loss and disturbance payment information within a future newsletter and at the Project Shop.***
- ***ACTION: LBWF to provide a clearer indicative programme timeline following Cabinet approval.***
- ***ACTION: LBWF to include clarification regarding the Right to Buy arrangements within the July estate newsletter.***

MK advised that the Council is currently reviewing compensation arrangements to ensure payments remain aligned with current costs and inflation. MK added that the home loss payment (HLP) is statutory and is set by the government. The council also provide a disturbance allowance, and this figure will likely be increased in line with inflation.

Residents were also reminded that continued communication regarding the revised Right to Buy arrangements for residents moving into the first phase (Block A2) remains an important priority ahead of Cabinet.

3. Regeneration Update

MK provided an update on the regeneration programme.

Cabinet Meeting (October 2026)

The Council confirmed that the regeneration programme is progressing towards the next Cabinet decision, now expected in October 2026. Work continues behind the scenes to finalise the legal agreements and financial arrangements associated with the new delivery model.

Residents were advised that:

- The Cabinet report is expected to be published towards the end of September.
- Residents will receive updates before publication explaining the recommendations.
- October will represent an important milestone for progressing the regeneration.

Decant Strategy

MK advised that work is underway to develop the estate-wide Decant Strategy. Housing Needs Assessments and Equalities Impact Assessments have now achieved responses from over 90% of households.

The information collected will help inform:

- household verification
- housing requirements
- accessibility and medical needs
- future rehousing options
- how the decant programme will be implemented

The Council explained that the Decant Strategy will be shared with both the ARPG and the wider estate before implementation, and will also be an appendix to the next cabinet report.

Residents discussed whether decanting could take place by block or across the estate. VM requested greater transparency regarding how decisions will be made and asked whether residents' preferences could be considered.

MK confirmed that various options remain under consideration and that the rationale behind the chosen approach will be explained at a future meeting.

Indicative Programme

The following indicative programme was presented:

- **January 2026 to April 2026** - Resident Engagement HNA and EQIA
- **June to August 2026** – Collate and Cross Reference HNA, EQIA with Housing Management
- **September 2026** – Decant Strategy Formalised
- **October 2026** – Cabinet
- **Post Cabinet** – Formal Verification Commences (of household information)
- *Decant Status granted in line with formalised decant strategy*
- **Summer 2027** - Start on Site Of The New Block 116 Social Homes
- **Winter 2029** – New Block Completes and Occupied
- **Spring 2030** - Start On Site Phase 2 Delivering 501 mixed tenure homes

Snowberry Centre

Residents were informed that demolition of the Snowberry Centre has now been completed and permanent hoarding is being installed. The Council advised that:

- Anti-social behaviour in this area has already reduced.
- CCTV will continue to monitor the site.
- Opportunities are being explored to improve the appearance of the hoarding through artwork involving local schools and community groups.

Residents welcomed the proposal, and also suggested contacting the headteacher at Downsell Primary School for collaboration opportunities with the school.

Community Space within the New Development

Residents discussed proposals for the future community space within the first new block, and whether the original plans to relocate the Nexus Centre would still be in place.

Questions were raised regarding:

- use of the community space by the Nexus Centre
- potential evening functions and associated noise
- controlling behaviour of people using the space
- parking arrangements
- protecting the quality of life for existing residents.

Residents expressed concerns that private functions, weddings and evening events could create noise and disturbance.

MK advised that:

- community uses remain part of the approved proposals
- parking arrangements will prioritise estate residents
- visitors will not receive permanent parking rights
- residents will have opportunities to help shape how community spaces and public areas are managed.

MK asked whether levels of noise at the current community space was concentrated at specific times or to activities. ARPG members noted that parties, weddings and evenings are the noisiest events/times.

IS suggested that a Community Use Charter could be developed to establish expectations around operation of the space, including hours of use and noise management. Residents supported this suggestion. MK noted that she would take this back.

Resident Questions

Residents also sought clarification regarding the forthcoming household verification exercise.

MK explained that following Cabinet approval, officers will begin formally verifying household information which will inform the final decant process, including:

- proof of address
- household composition
- identification documents
- any changes in household circumstances.

Residents emphasised the importance of maintaining momentum on the regeneration programme following several years of delays, and cited concerns around the conditions of the estate and residents' living circumstances. MK acknowledged residents' frustrations and reaffirmed the Council's commitment to delivering the regeneration.

Residents also expressed safety/visibility concerns about the current play spaces on the estate and stressed the importance of resident's being involved in shaping the new dedicated play spaces as part of the regeneration. MK informed that residents would be involved in this.

Newsletter The next estate newsletter is scheduled for July 2026. Actions • ACTION: LBWF/Rob to explain the decant strategy and the rationale for this. • ACTION: LBWF to invite Michelle Carroll to a future ARPG meeting to explain the household verification process. • ACTION: MK to flag residents' concerns around the relocation of the community space with the regeneration team, and check internally regarding the development of a Community Use Charter. • ACTION: LBWF to explore opportunities for residents to help shape the design of public realm, park space, and artwork around the development.	
4. Engagement Update <i>IS provided an engagement update from NewmanFrancis</i> Resident Statement to Cabinet IS introduced an opportunity for the ARPG to prepare a resident statement for the October 2026 Cabinet meeting. The purpose of the statement would be to: • ensure residents' voices are heard by Cabinet Members responsible for making decisions • share residents' experiences of living on the estate • highlight why regeneration remains important • demonstrate residents' aspirations for the future of Avenue Road. Possible themes discussed included: • support for delivering new, better-quality homes • the impact of delays to the regeneration programme • current housing conditions, including overcrowding and disrepair • residents' hopes for the future • the importance of maintaining momentum. Residents expressed strong support for developing a collective statement and felt all of the themes above were relevant. NS advised that she would be happy to speak on behalf of residents at Cabinet. Residents agreed to work with NewmanFrancis over the coming months to develop the statement. MK welcomed the proposal and suggested that the final statement could also be included as an appendix to the Cabinet report. Engagement, Events and Activities: • ITRA Engagement to explain changes in Right to Buy for first phase – engaged with around 80 residents (ongoing) • NewmanFrancis Coffee Afternoon – now moving to the third Wednesday of every month – <i>Wednesday 14th July, 3pm-6pm (Portacabins)</i> • NewmanFrancis Door Knocking on Estate (first Wednesday of each month) • Waltham Forest Council Project Shops (weekly on Thursday's) - 3pm–6pm (Portacabins)	

• Space4All Youth Session and Activities – Weekly on Tuesday's 5:30pm – 7:30pm Langthorne Park Pavilion Councillor Attendance IS thanked Cllr's earlier in the meeting for attending, and advised to invite them to a future coffee afternoon where they could drop-in to meet the community. Cllr's thanked, and approved, and ARPG members ratified this. Upcoming Meetings Residents were also reminded of the remaining ARPG meetings for 2026: • Thursday 24th September 2026 • Thursday 26th November 2026 <i>ACTION: NewmanFrancis to coordinate development of the resident statement ahead of the October Cabinet meeting.</i> <i>ACTION: NewmanFrancis to arrange and promote a drop-in session during a future coffee afternoon for residents to meet their local ward councillors</i>	
5. Any Other Business (AOB)	
IS thanked residents for their attendance and contributions at the meeting. IS informed the group that this would be his final ARPG meeting before leaving NewmanFrancis. Residents thanked IS for his support throughout the regeneration programme and wished him well for the future. IS thanked everyone for their continued involvement and commitment to representing the wider community.	

DATE OF NEXT MEETING: Thursday 24th September, 6:30pm (via zoom)