

Regina Road Estate Regeneration Housing Improvement Board May 2024



Regina Road Project Priorities – May 2024

- Achieve Mayor's commitment to residents
- Maintain momentum as project is now in delivery mode
- Maintain high levels of resident engagement and focus on transparency and honesty
- Develop decant strategy
- Embed strong project management principles
- Effective project governance
- Prioritise quality, building (fire) safety, carbon neutrality, placemaking
- Robust cost management
- Taking a commercially considered approach to construction procurement
- Greater collaborative working with other teams across the council, LPA and GLA

Updated Delivery Strategy

- The council carried out a review at the beginning of the year of the overall approach to the delivery of homes at Regina Road in respect to:
 - Planning
 - Demolition
 - Construction
- The delivery phasing has now been updated and is set out as follows

Delivery Phase 1

Decant and Demolition of Tower 1-87 Regina Road & Maisonettes 89-123 Regina Road

Delivery Phase 2

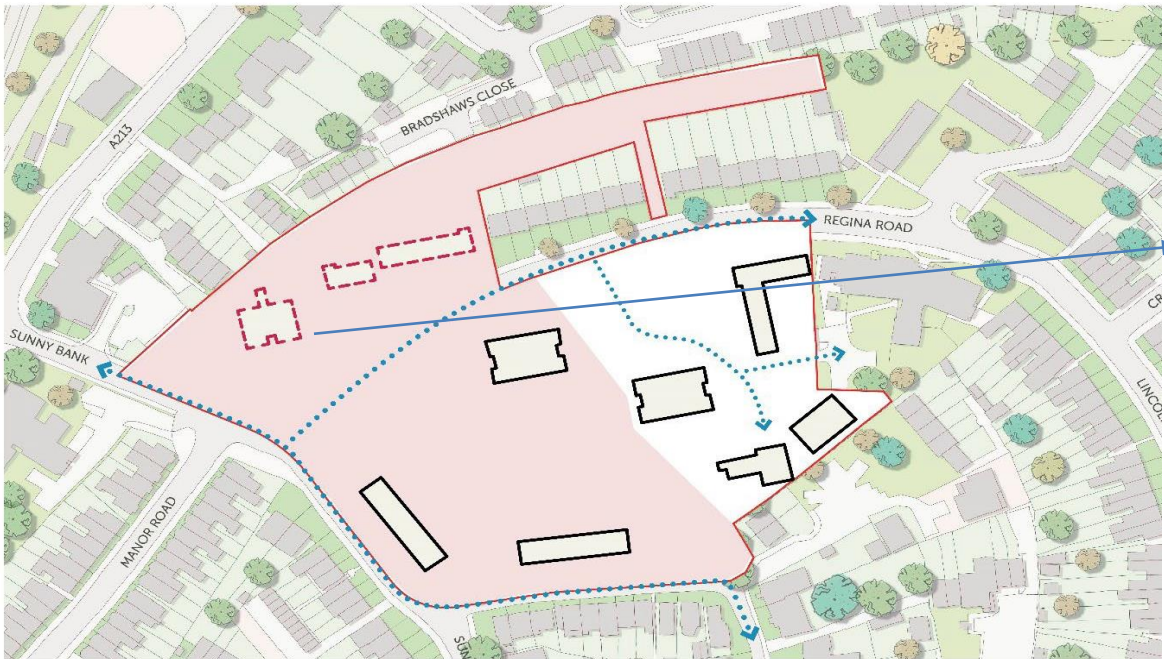
Continued rehousing, demolition of blocks & construction of 225 grant funded homes

Delivery Phase 3

Construction of non-grant funded homes

Current Delivery Strategy

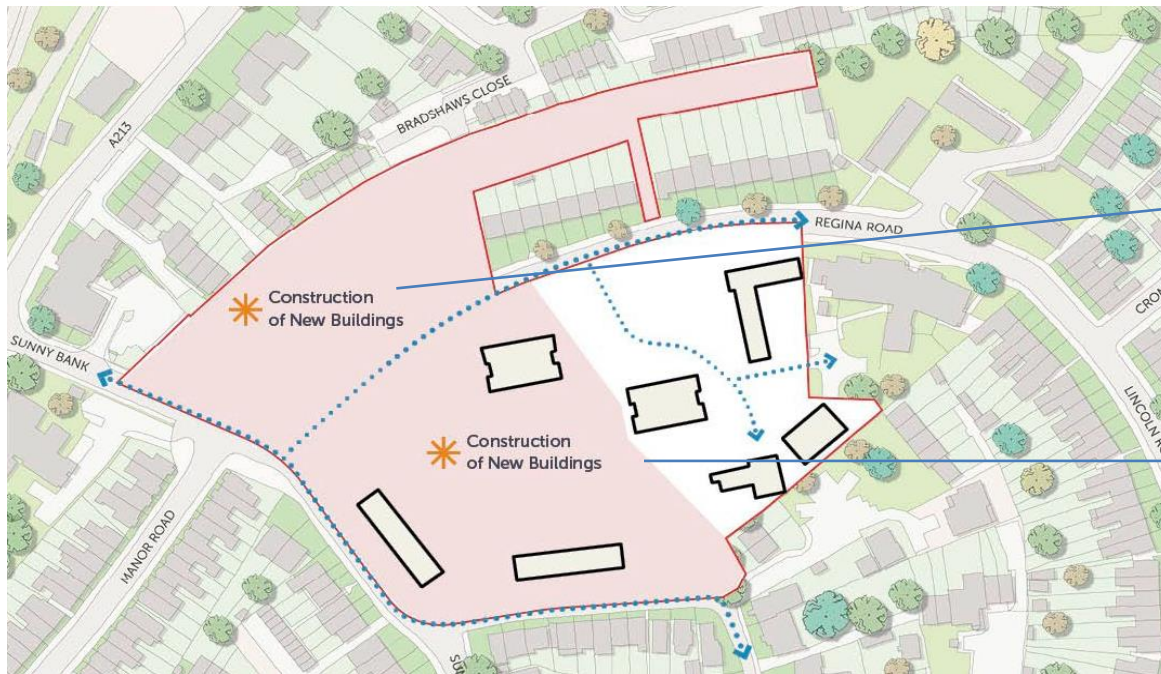
- **Delivery Phase 1** – Decant and Demolition of Tower 1-87 Regina Road & Maisonettes 89-123 Regina Road



Blocks to be demolished as part of Delivery Phase 1

Current Delivery Strategy

- **Delivery Phase 2** – Demolition of existing blocks to facilitate construction of 225 grant funded homes

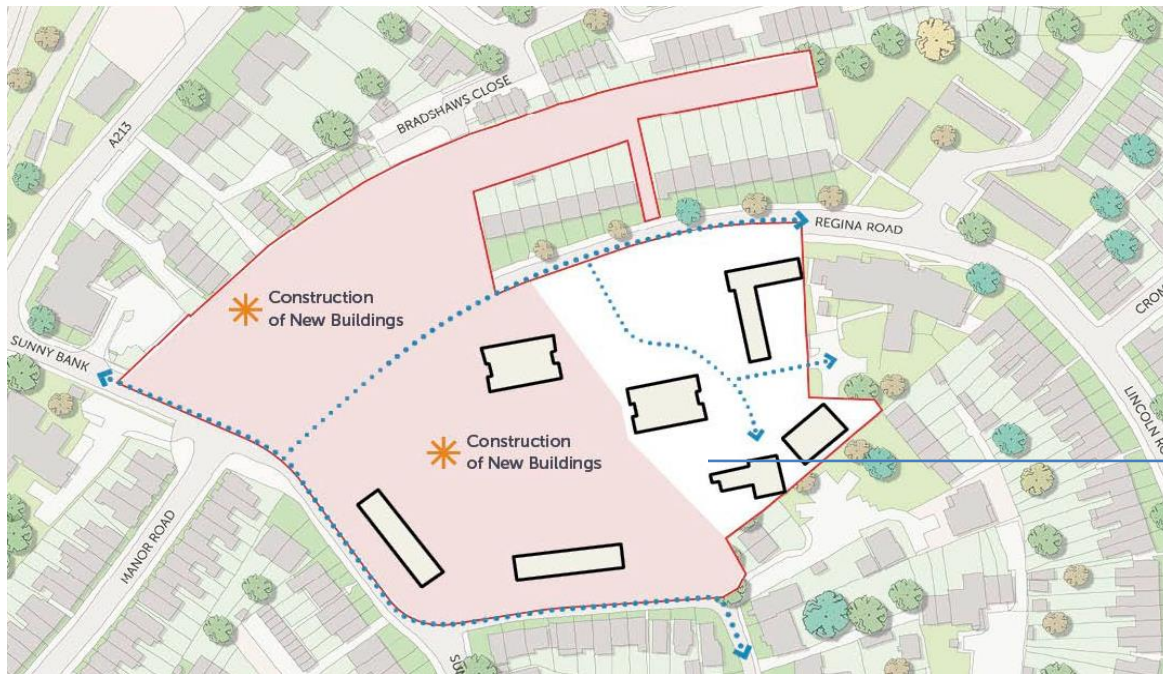


Construction of new homes

Demolition of existing buildings and
Construction of new homes

Current Delivery Strategy

- **Delivery Phase 3** – Demolition of existing blocks to facilitate construction of 225 grant funded homes



Construction of non-grant funded new homes

Project Update

- Affordable Housing Grant - GLA confirmed that LB Croydon had been awarded grant funding allocation for 233 new homes at the Regina Road Estate and Malton House
- Rehousing - Nearly all Tower 1-87 Regina Road residents have been moved into homes off the estate with the last resident moving at the end of the month
- Demolition Procurement – Invitation To Tender for a demolition contractor will go out to the market shortly.
- Demolition - Demolition contract to be awarded in summer 2024. Demolition of 1-87 Regina Road and 93-123 Regina Road will take place over 1 year
- BPTW architects are progressing with design work ahead of a planning application submission in the late autumn 2024

Planning Update

- A hybrid planning application for the entirety of the estate will be submitted in late Autumn 2024.
- The hybrid planning application will include:
 - The redevelopment of the housing estate with up to 450 residential homes (incl. demolition) and high-quality landscaping
 - A pre-school facility and associated community uses
 - A multi-use games area along with associated public realm
- Prior to January 2024, the previous planning strategy approach only considered the demolition and redevelopment of the area outlined in Delivery Phase 1.
- The current planning strategy has been presented to Croydon planners who are supportive of the new approach. Planning officers are supportive of the approach to masterplan design
- Design-focused resident engagement will continue throughout with a particular focus on home design, heating solutions, MUGA and open space.

Procurement Update

- BPTW Architects are engaged under the multidisciplinary appointment
- Demolition procurement is being facilitated by the LB Croydon Procurement Team with specifications supplied by demolition consultant (Michael Barclay Partnership), sense checked by Pellings (Quantity Surveyor) and led by LB Croydon Project Manager
- Pellings will lead on developing the procurement strategy and will lead on ITT activities for the main build. Construction contractor procurement will need to acknowledge Building Safety Regulations regime.
- We will look to start providing training and apprenticeship opportunities through our supply chain (consultants and contractors) by the end of 2024
- A Fire Consultant is in the process of being appointed

Resident Engagement Update

- The following resident engagement meetings have taken place since the start of the year
 - 21st February 89-123 Regina Road Drop-in Session
 - 28th February Residents Working Group
 - 9th April Block Meeting
 - 10th April Block Meeting
 - 18th April Residents Working Group
- The team received a good level of feedback from residents during the block Meetings. Primary queries related to phasing, decants and when the new homes would be built.
- Michael Barclay Partnership (demolition consultants) attended the 18th April Resident Working Group. A presentation on the nature of demolition and the upcoming demolition procurement was discussed with the group. This was well received.
- Despite many residents having now moved off the estate, remaining residents continue to be engaged and remain supportive