

Regina Road Estate: New homes for Croydon



Before



After

MILESTONE



COMPLETE!

Demolition of 1-87 Regina Road

Welcome to the February edition of the Regina Road newsletter

“The redevelopment of the Regina Road estate has reached a major milestone. Demolition of 1-87 Regina Road is complete and the site is secured — marking the move from planning into activity on the ground.

This is an important step towards delivering the new homes we committed to, reflecting the involvement of residents along the way. Lovell, our main contractor, is due to start on site this spring, and you will begin to see steady progress as the next phase gets underway.

I want to thank residents and the wider community for your continued support as the project moves forward and the future of Regina Road takes shape.”

Executive Mayor, Jason Perry

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What's been happening?

Demolition complete - New homes on the way!

Demolition of the former tower block at 1-87 Regina Road is now complete, marking an important milestone in the redevelopment and the delivery of new homes for the community.

The building has been carefully dismantled, foundations removed and the site made safe. All works were carried out safely and in line with health and environmental standards, with dust, vibration and noise closely monitored throughout.

The site is now fully secured, including 24-hour CCTV, and will shortly be handed over to the new contractor, with construction due to begin soon.



We would like to thank residents for their patience, understanding and continued support during the works. Here are some recent photos and you can watch a time-lapse of the demolition from start to finish by visiting the link: <https://youtu.be/8uQSVFKRtvI>



If you have any questions or concerns about the site, please contact the Regina Road team

LOVELL
PARTNERSHIPS

Lovell starting soon

We are finalising contracts with Lovell Partnership, who will begin on site in spring 2026. This marks the formal start of the build phase.

Lovell will:

- Deliver high-quality, safe new homes
- Provide jobs and training locally
- Engage regularly with residents throughout the project.

You'll see their team on site shortly. Make sure you say hi!

Update on the CPO process

We are currently waiting for a formal decision on whether a Compulsory Purchase Order (CPO) will be needed to support the Regina Road redevelopment.

A CPO is a legal process councils can use to help bring properties together so regeneration projects can move forward where agreement hasn't been reached.

A decision regarding whether to proceed with making a CPO has not yet been made by the Council.

If a CPO is required, we will write to affected residents and leaseholders directly with clear information, advice and support. Our aim remains to work with residents wherever possible and keep everyone informed.

Need help or have questions?

If you have any questions about the process or your housing options, please contact the Regina Road team or Cihan Askin, the Independent Tenant and Leaseholder Adviser (ITLA).

Cihan can be contacted as follows:

Email: cihan.askin@publicvoice.london
Phone: 07517 749784

Or you can write to Public Voice at: Public Voice CIC, Tottenham Town Hall, Town Hall Approach Road, London N15 4RX
Freephone: 0800 169 8677

Building safety checks

Over the next few months, we'll be carrying out some planned safety works in parts of the buildings. This includes removing asbestos from a small number of empty flats and testing sections of the concrete structure. These checks help make sure the building remains safe and well-maintained.



All works will be completed by licensed specialist contractors and carefully managed under strict health and safety controls.

What this means for you

- No asbestos-containing materials will be disturbed in occupied areas
- Access to your flat will not be needed by surveyors
- Work areas will be sealed and monitored
- Noise and disruption kept to a minimum.

The works are expected to last approximately 2-3 weeks. We will confirm dates and locations in advance and keep residents regularly updated so you know what to expect. There is nothing you need to do at this stage — we will continue to keep you informed.

If you have any questions or concerns, please contact the fire and building safety team.
Email: buildingsafety@croydon.gov.uk

What's been happening?

Step forward and join us

We are expanding the Residents Working Group and inviting more residents to get involved. This is a great opportunity to join an active group of neighbours who are working together to shape the future of the estate.

With planning permission now in place for the new homes at Regina Road, this is a key moment for the community. The group works closely with the Council and partners to review plans, raise local priorities and help influence decisions that affect everyday life on the estate.

Meetings: Monthly
Time: 6.00–7.30pm
Location: on-site hub (62 Regina Road)
Chair: Independent Tenant and Leaseholder Adviser (ITLA)

This year the group has:

- Helped shape contractor selection
- Reviewed planning, design and landscaping proposals
- Strengthened communications and resident involvement
- Raised and resolved practical estate issues.

By joining, you can share your views, represent your neighbours and play a direct role in shaping how the estate develops.

Contact the Regina Road team or Cihan (ITLA) to find out more and join the group.

Work experience works!

Supporting local people into jobs and training remains a key priority for the Regina Road redevelopment.

Joshane, a local resident, recently completed a two-week work experience placement with Pellings LLP, gaining first-hand experience of the project and demolition works. He has since secured a graduate construction manager role with a national construction company, building on the skills and confidence developed on site.

Joshane said, “*The experience on site definitely helped and played a big part in securing this role. I’m very grateful for the opportunity.*”



Local Resident Joshane

We'll continue working with all our partners to create more opportunities for residents as the project progresses. If you're interested, email reginaroad@croydon.gov.uk.

Get ready to play!



The playground will stay in place until the space is required for the redevelopment, and the new equipment will be repurposed either on the new estate or elsewhere in the borough.

Thank you to residents who shared feedback to help shape the improvements.

Stronger voice for residents

As Regina Road moves from planning to delivery, the Resident Engagement Strategy has been reviewed with the help of the Residents Working Group.



There are no major changes. Instead, we are improving how we communicate and how your views shape decisions — with clearer updates, “You Said, We Did” reports, annual reviews and better support for Resident Working Group members.

The aim is simple: make sure every resident feels informed, listened to and involved.

What's been happening?

Sign up to receive text alerts

Our text message distribution list enables residents to receive news and event information relating to the Regina Road Estate redevelopment quickly and directly.

If you are interested in signing up to receive our text alerts, please:

Call: 020 8726 6000 ext. 44524

Text: 07860042532

Email us at reginaroad@croydon.gov.uk

with your name, address, mobile phone number and the phrase/subject line 'Regina text alerts', and we will add you to our SMS distribution list.



On the move

As construction begins, some facilities on the estate will move temporarily so works can take place safely and with as little disruption as possible.

Community office

Work to deliver the office and meeting space is due to start on the estate by summer 2026. This will give residents a local place to:

- Speak with the project team
- Attend drop-in sessions and meetings
- Get advice and support.

Preschool relocated

The preschool has relocated to 43 Carmichael Road, SE25, so that children and families can continue to access the service while building works take place.

A new permanent preschool is being provided on the estate as part of the redevelopment proposals.

Families with children at the preschool have been contacted directly by the preschool with full details about the new location and arrangements.

Keep in touch

If you have any questions or concerns, please don't hesitate to reach out to our project team:

Email: reginaroad@croydon.gov.uk

Telephone: 020 8726 6000 ext. 44524

Or drop in and see us at Flat 62 Regina Road, London SE25 4TT, on Tuesdays or Thursdays between 10am-2pm.

If you have difficulty reading these documents because English is not your first language or would like them provided in large print, audio, or a different format, we can help by providing translation services.

Call 020 8726 6000 ext. 44524 or email reginaroad@croydon.gov.uk, or ask someone to contact us on your behalf.

CROYDON
www.croydon.gov.uk

Website

Keep updated on what is going on via the link:
www.croydon.gov.uk/housing/regina-road
or scan the QR code:

