

# Construction is underway at Regina Road!

## Welcome to the July edition of the Regina Road newsletter



Regina Road is entering an important new chapter. After years of planning, preparation and initial works, the main construction phase is now set to begin on one of Croydon's biggest regeneration projects in decades.

Lovell is making progress on getting the vacant sites ready for the main building work to start.

*Some of this work is already happening behind the scenes, but residents should start to see more visible activity on the estate from late summer.*

*Delivering safe, modern homes and a neighbourhood that residents can feel proud of remains one of my top priorities. We are now moving from plans on paper to real change on the ground.*

*This edition explains what residents can expect over the coming months, including who will be working on site, what the first phase of works involves, how we will keep you updated, and where to go if you have questions.*

*Our aim remains the same: to create a Regina Road that residents and the wider community can feel proud of for generations to come.*

**Jason Perry**  
Executive Mayor of Croydon

## In this edition

### Key updates for residents

In this edition, you'll find practical updates about the next stage of the Regina Road redevelopment, including:

- **Meet Lovell:** our main contractor working on site
- **Who's who:** Lovell's key contacts for residents
- **What's happening next:** Block A, early works and the first new homes
- **Drainage works:** what may change on Regina Road
- **CPO update:** what has happened and what comes next
- **Temporary office and community space:** a local place for updates, questions and support
- **You said, we did:** how resident feedback is shaping the next stage
- **Save the date:** Community Fun Day - Saturday, 25 July 2025
- **Repairs and support:** what to do if you need help with your home
- **Next steps:** the current programme and key milestones
- **Useful contacts:** who to contact and where to get independent advice

# Meet Lovell

## Meet the Lovell team

# LOVELL

Lovell Partnerships is the contractor appointed to carry out the construction work for the Regina Road redevelopment.

Lovell will work with the Council and local partners to help deliver the new homes and manage day-to-day activity on site. Their team will also keep residents informed about upcoming works, possible disruption and what to expect at each stage.

## Who's who?



**Tony  
Clissold**

**Project Manager**

Tony will manage Lovell's work at Regina Road and will be their key project contact.

**Tony said:**

"We're pleased to be working with Croydon on the Regina Road redevelopment.

Lovell will work with the Council and local partners to help deliver new homes and lasting benefits for the community."

**Learn more about Lovell:** [www.lovell.co.uk](http://www.lovell.co.uk)



**Harriet  
Allen**

**Social Value and Community  
Engagement Coordinator**

Harriet will be Lovell's Social Value and Community Engagement Coordinator for the project and a regular contact for residents during the works.

**Harriet said:**

"I'll be here to keep you informed as the Regina Road redevelopment moves forward. I'll share updates, answer your questions and make sure you know what to expect.

As Lovell's Social Value and Community Engagement Coordinator, I'll also be looking at ways the project can bring wider benefits where possible, including local jobs, training, apprenticeships, support for community groups and looking after the local environment."

**Contact Harriet:** [harriet.allen@lovell.co.uk](mailto:harriet.allen@lovell.co.uk)

## What residents can expect from Lovell

- construction on the first phase of new homes
- work with the Council to keep residents updated
- provide information before key works take place
- help manage site activity safely
- create opportunities for jobs, training and apprenticeships, and supporting local businesses and community groups where possible.

**As work progresses, residents will receive updates through newsletters, site notices and direct communication where needed.**

# In the coming months...

**As the Regina Road redevelopment moves into the next stage, residents will start to see more activity on and around the estate.**

You may have already noticed some changes. The former preschool site is being cleared, and 110a Regina Road is now empty, with demolition due to start soon.

To allow this work to take place safely, some nearby car park areas have been closed. Lovell will also use the former preschool site, and a small part of the playground, for their site set-up. Hoarding layouts will change around these areas, and one piece of play equipment will be moved within the playground.

## Preparing for the first new homes

Following early preparation works in March, Lovell has now moved into the next stage of planning and design for the main construction works.

This is an exciting step forward for the Regina Road redevelopment. The first phase of new homes, known as Block A, will be built on the former site of blocks 1–87 Regina Road and will deliver the first 30 new homes for the community. Main works on Block A are expected to begin in autumn 2026.

### During this stage, residents may see:

- more workers and contractor vehicles around the site
- changes to site hoarding and notices
- further site preparation activity
- early drainage works.

## Drainage works

As part of the first phase, a new drain will need to be installed along Regina Road, from Sunny Bank to the entrance of the car park for blocks 58–108a.

This work will help increase capacity in the drainage system and support later phases of the redevelopment. Doing this work now should help reduce disruption later in the project.

### The drainage plans are still being finalised, but they are likely to involve:

- temporary parking suspensions along parts of Regina Road
- traffic management measures
- changes to how vehicles and pedestrians move around some areas
- safety measures for residents, drivers, pedestrians and the workforce.



## Building safety checks

**We will continue to carry out building safety checks over the next few weeks.**

If you have any questions or concerns, please contact the Fire and Building Safety Team at:

**[buildingsafety@croydon.gov.uk](mailto:buildingsafety@croydon.gov.uk)**

## How we will keep you updated

Confirmed dates, locations and details will be provided before works take place. If any plans change, we will share updates as early as possible.

**We will keep residents updated through:**

- the community noticeboard on the site hoarding
- drop-in sessions and meetings where appropriate
- direct updates where works may affect particular homes or areas
- the website: [www.croydon.gov.uk/housing/regina-road](http://www.croydon.gov.uk/housing/regina-road)
- regular quarterly newsletters

Lovell and the Council will work together to reduce disruption where possible.

**Thank you for your patience and understanding while these works take place.**



# CPO update

## What has happened and what comes next

**The Council is continuing to work with homeowners, including leaseholders and freeholders within the red-line boundary of the estate, to buy the properties needed for the Regina Road redevelopment.**

Wherever possible, we are continuing to reach agreement through negotiation. This includes discussions about property values, individual circumstances and the support available.

## What has happened so far

- The Compulsory Purchase Order, known as a CPO, was made on 23 March 2026. The Council wrote to everyone who needed to be contacted so people were kept informed.
- The consultation period ended on 14 May 2026. This was the deadline for anyone who wanted to send an objection to the Secretary of State.
- The CPO has now been sent to the Planning Casework Unit at the Ministry of Housing, Communities and Local Government to be considered as part of the formal process.

### What this means for homeowners

If you are a leaseholder or freeholder within the red-line boundary, the Council will continue to work with you directly.

Homeowners can also get support from the Independent Tenant and Leaseholder Adviser, known as the ITLA, and from independent valuers.

The Council's aim remains to reach agreement wherever possible and to make sure homeowners have clear information about the process, their options and the support

### What this means for tenants

Council tenants were also contacted because the CPO process applies to all legal interests on the estate, including tenancy agreements. This does not change tenants' rights.

## What happens next

**The Planning Casework Unit will now consider the CPO as part of the formal process.**

We understand this stage may feel uncertain. We will continue to share updates clearly and as soon as we can, so residents know what is happening and what it means for them.

The Landlord Offer remains the same, and the Council will continue to support tenants, leaseholders and freeholders throughout the redevelopment.

## Need advice or support?

If you have questions about the process or your housing options, please contact the Regina Road project team or the Independent Tenant and Leaseholder Adviser.

Full contact details are on the back page.

# You said, we did

## How your feedback is shaping this stage

As the Regina Road redevelopment moves into construction, resident feedback continues to shape how the project is delivered.

You have told us what matters most: clear updates, less disruption where possible, safe management of works, local benefits, and opportunities for residents to stay involved.

Here are some of the ways your feedback is being acted on.

### You said:

Keep us updated before works affect us

**We did:** We will share confirmed dates and details before key works take place, including drainage works, traffic management and any temporary parking suspensions.

Residents will receive updates through newsletters, site notices, direct communication where needed, and the community noticeboard on the site hoarding.

### You said:

Make sure works managed safely

**We did:** Lovell and the Council will work together to manage site activity safely, including arrangements for residents, pedestrians, drivers and the workforce.

Where traffic or access arrangements need to change, residents will be told what is happening and when.

### You said:

Make the temporary office and community space useful for residents

**We did:** Plans are progressing for a temporary office and community space on the estate.

This will give residents a local place to speak with the project team, attend drop-in sessions and meetings, get advice or support and encourage local use in a safe and well-managed way.

### You said:

Contractors should bring wider benefits to the community

**We did:** Social value remains an important part of the project.

Lovell will work with the Council and local partners to support opportunities for jobs, training, apprenticeships, local businesses and community groups where possible.

### You said:

Keep residents involved in decisions

**We did:** The Resident Working Group will continue to help review plans, raise local priorities and challenge ideas as the project moves forward.

We will continue to use the group, newsletters, meetings and direct feedback to help shape how information is shared and how the next stages are delivered.

### You said:

Upgrade the playground

**We did:** The playground equipment has been upgraded following resident feedback after damage caused by antisocial behaviour.

## Community fun day and local space

As construction moves forward, we want residents to continue having access to local information, support and opportunities to come together as a community.

This page brings together key updates about this summer's Community Fun Day and the temporary office and community space.

### Save the date!

Following the success of last year's event, another community fun day is planned for this summer.



Saturday 25 July 2026  
11am-3pm

On the green, Regina Road and Sunny Bank

The event will be a chance for residents to:

- come together as a community
- hear what is happening next
- meet the project team
- help shape the extra benefits and opportunities this project can bring.

### Temporary office and community space

Plans are progressing to create a temporary office and community space on the estate, with work scheduled to start in the summer 2026.

This space will give residents a convenient local place to:

- speak with the project team
- attend drop-in sessions and meetings
- ask questions about the redevelopment
- get advice and support
- find out what is happening next



Proposed location of temporary unit

We are making sure the space is safe, clear and well managed, so it can support both project updates and appropriate local community use.



# Getting involved and project progress

## Getting involved and project progress

As construction begins, day-to-day housing services, resident involvement and project updates will continue.

This page explains how residents can stay involved, and what the current project timetable looks like.

### Resident Working Group

The Resident Working Group gives residents a direct way to stay involved in the Regina Road project.

With support from the Independent Tenant and Leaseholder Adviser, the group helps to:

- review plans and proposals
- share feedback from residents
- raise local priorities
- help shape how the project is delivered
- make suggestions and bring ideas

The Resident Working Group has already helped shape the project through residents' feedback, questions and local knowledge. As the project moves forward, we want more residents to get involved so the group continues to reflect a wide range of views from across the estate.

## Interested in joining?

Please contact Cihan Askin, the Independent Tenant and Leaseholder Adviser. Contact details are on the back page.

## Current project timetable

The dates below show the current programme. They may change as the project progresses, but we will confirm updates as early as possible.

|             |                                                                                                            |                                                                                       |
|-------------|------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Summer 2026 | Enabling works, demolition, site set-up and preparation continues                                          |  |
| Summer 2026 | Temporary office and community space progresses                                                            |  |
| Autumn 2026 | Block A main works are expected to begin                                                                   |  |
| 2028        | Completion of the first 30 new homes for Block A                                                           |  |
| 2031        | Phase 1 forecast completion                                                                                |  |
| Ongoing     | Tenant rehousing and homeowner negotiations continue, prioritising those with urgent requirements to move. |  |

# Save this page!

## Useful contacts and ways to stay updated

If you have a question, need support, or want to stay updated about the Regina Road redevelopment, please use the contact details below.

| Regina Road project team                                                                                                                                                                                                                                                                                                                                          | Lovell                                                                                                                                                                                                                                                              | Independent advice                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>For general questions about the redevelopment, upcoming works, resident updates or project information:</p> <p>Email:<br/>reginaroad@croydon.gov.uk<br/>Telephone: 020 8726 6000 ext. 44524</p> <p>You can also drop in and speak to the team at:</p> <p>Flat 62 Regina Road<br/>London SE25 4TT</p> <p>Drop-in times: Tuesdays and Thursdays, 10am to 2pm</p> | <p><b>LOVELL</b></p> <p>For questions about construction activity, site updates or what to expect during works, residents can contact Lovell's Social Value and Community Engagement Coordinator:</p> <p>Harriet Allen</p> <p>Email: harriet.allen@lovell.co.uk</p> | <p>Independent advice is available through the Independent Tenant and Leaseholder Adviser, known as the ITLA.</p> <p>Cihan Askin<br/>Independent Tenant and Leaseholder Adviser</p> <p>Mobile: 07517 749784</p> <p>Email:<br/>cihan.askin@publicvoice.london</p> <p>Or write to:<br/>Public Voice CIC<br/>Tottenham Town Hall<br/>Town Hall Approach Road<br/>London N15 4RX<br/>Freephone: 0800 169 8677</p> |

## Repairs and maintenance

If you are a Croydon Council tenant and your home needs a routine repair, please continue to report it in the usual way.

For larger repairs that require significant funding, only temporary works may be carried out. This is because homes within the redevelopment area are due to be replaced as part of the regeneration programme.



### Emergency repairs:

Available 24 hours a day, 7 days a week  
Telephone: 020 8726 6101



### Routine repairs:

Monday to Friday, 8am to 6pm  
Report online: [croydon.gov.uk/housingrepairs](https://croydon.gov.uk/housingrepairs)

## Website

Keep updated on what is happening at Regina Road:

Visit: [www.croydon.gov.uk/housing/regina-road](https://www.croydon.gov.uk/housing/regina-road)



## Need this information in another format?

If you have difficulty reading this newsletter because English is not your first language, or if you would like it in large print, audio or another format, we can help.

Telephone: 020 8726 6000 ext. 44524 Email: [reginaroad@croydon.gov.uk](mailto:reginaroad@croydon.gov.uk)

You can also ask someone to contact us on your behalf.