

Newsletter
SEPTEMBER
2025

Regina Road Estate: New homes for Croydon

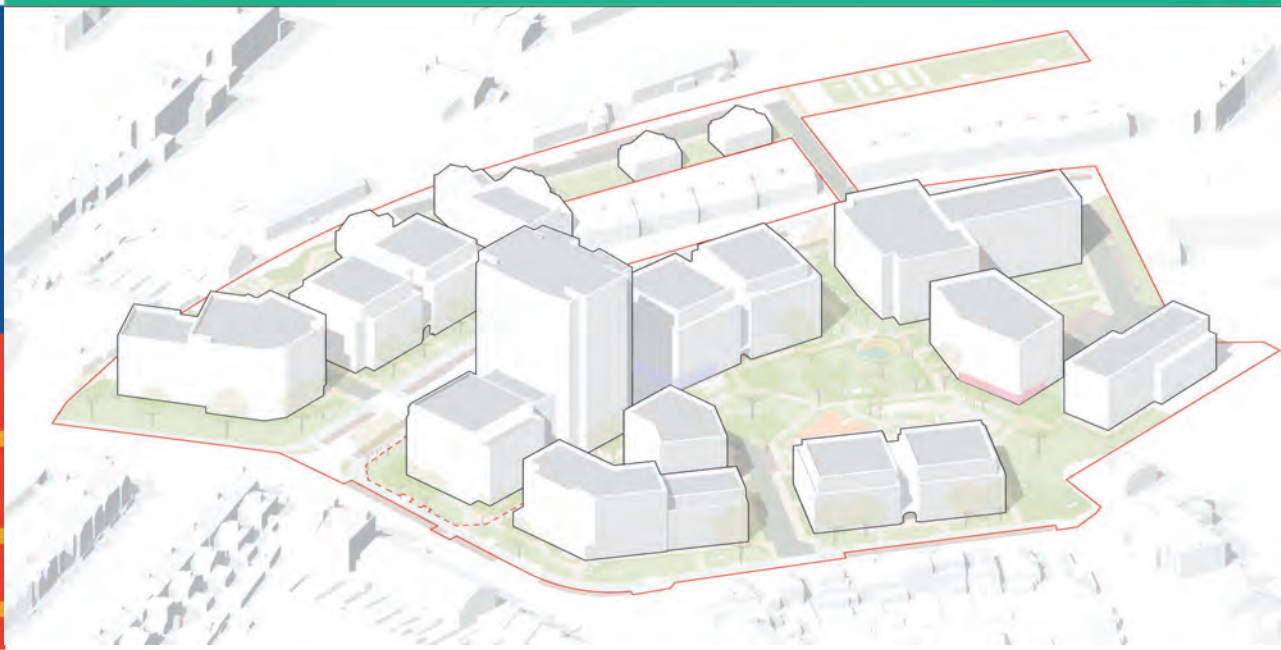
Indicative images
from planning
application
showing design
concepts



COVER STORY



Planning application submitted!



Welcome

Welcome to the latest Regina Road newsletter.

In this issue, you'll find important updates, including:

- Planning application submitted
- Appointment of commissioners
- Progress on demolition
- Feedback from recent design consultation events
- Community benefits from contractors
- How you can help choose who builds your new homes
- What is a compulsory purchase order?
- What's coming next in the project.

There is a lot happening — and we hope you enjoy catching up!

Planning application submitted!

The Regina Road regeneration project has now reached a key milestone – the planning application has been submitted!

This is a hybrid planning application, which means that some parts of the plan are fully detailed (so the council can make a decision on them now), while other parts are outlined in principle only and will be worked up in more detail later.

The application proposes the demolition of the existing buildings and a phased, mixed-use development. This would include up to 340 new homes, a pre-school, a community space, a multi-use games area (MUGA), new public spaces and landscaping, play areas, refuse and recycling facilities, car and cycle parking, and other associated improvements.

Thank you to everyone who has already given feedback. If you haven't yet had your say, there's still time. The official consultation ended on 24 July 2025, but comments can still be made and will be considered until the local planning authority makes a final decision.

You can read the plans and share your views online at publicaccess3.croydon.gov.uk/online-applications using reference number **25/02016/OUT**, or by scanning the QR code.



Commissioners at Croydon

Appointment of commissioners at Croydon Council and what this means for the Regina Road estate regeneration project.

Following the announcement of the government appointing commissioners at Croydon, we will be working with them in partnership to continue to drive improvement throughout the Council.

It is not anticipated that there will be any changes to proposals at Regina Road. The regeneration of the Regina Road estate remains a key priority, and we are fully committed to keeping this important work

on track. The regeneration is supported by a £54 million grant from the Greater London Authority, and we are making steady progress towards delivering this vital transformation for the community.

We will continue to work with residents and the local community to progress our plans.

If you have any queries please speak with a member of the Regina Road team.

What's happening?

Demolition underway

Colemans, our appointed demolition contractor, is making steady progress on demolishing the block at 1–87 Regina Road.



Behind the scenes a lot of important work has been going on. The building has been carefully stripped out from the inside, and the mast on top of the building has now been removed.

Over the next few weeks, you'll start to see visible changes as the structure itself begins to come down.

Prioritising safety and minimising disruption

Safety and care for the local environment remain a top priority throughout this process. To ensure this:

- Asbestos is being removed under strict safety controls
- Noise, dust and vibrations are continuously monitored
- CCTV is in place to oversee site security.

Giving back to the community

As part of their social value commitment, Coleman is delivering added benefits for local residents. So far, they've:

- Tidied the side entrance to Regina Road homes
- Sponsored the ice cream van at our family fun day on Saturday 31 May
- Offered free online construction training and work experience
- Cleared rubbish from Croydon Youth Theatre.

We're also working with our other contractors to create even more community benefits as the redevelopment progresses.

Demolition update – Book now!

Want to find out more about Coleman and how the demolition is going? Join us on Tuesday, 16 September for an on-site session to meet the demolition contractor and hear first-hand about the progress so far.

Spaces are limited! – Contact Coleman (email address below) to express your interest and secure a place.

Questions?

If you have any questions/issues about the demolition process, you can directly contact Coleman:

ReginaRoadDemolition@coleman-group.co.uk

Selecting a contractor

We are about to select the main contractor to build the new homes. This will be done through a competitive procurement process. Choosing the right contractor is essential and we need one who can:

- Deliver high-quality, safe homes
- Complete the work on time and within budget
- Build strong relationships with our residents and the wider community.

Residents from the Resident Working Group (RWG) will play an important role in helping to select the contractor. (You can find more information about the RWG in the *Get Involved* section on page 7.)

If you would like to join the RWG and take part in this process, please contact Rob or Christine, your independent tenant and leaseholder advisers (ITLA) – see their details on page 4.

We would love to have you on board!

What's happening?

Compulsory Purchase Order

What is a CPO?

A Compulsory Purchase Order (CPO) is a legal tool that would allow the Council to acquire homes and land if an agreement cannot be reached with the owner. It can only be used if there is a clear public benefit — in this case, to allow the estate redevelopment to move forward. Furthermore, it would only be used as a last resort.

The Council is now carrying out preparatory work should it decide to proceed with a CPO and is expected to make the decision whether to formally go ahead with a CPO in the autumn 2025.

If used, the CPO would apply to all legal interests (listed in the CPO) within the red-line boundary of the estate.

What does 'legal interests' mean?

When we say 'legal interests', we simply mean anyone who has a legal right to live in, use, or own part of the estate — including council tenants and homeowners.

Upcoming contact from Gateley Hamer

To support the CPO process, you'll soon hear from Gateley Hamer, who are working with the Council to gather current household information. Responding promptly will help keep the regeneration moving forward smoothly.

All affected residents - council tenants and homeowners within the red-line boundary, have received a separate letter with additional information and will be contacted individually.

Homeowner negotiations

The Council is continuing to work closely with homeowners (leaseholders and freeholders) to purchase properties needed for the redevelopment.

Where possible, we aim to reach agreements through negotiation, including agreement on the value of the home and other terms. In most cases, this approach works well.

Homeowners are encouraged to take up support from the independent tenant and leaseholder advisers (ITLA) (contact details below) and independent valuers.

What about tenants?

Letters have also been sent to Council tenants because the CPO process applies to all legal interests on the estate — including tenancy agreements.

However, this does not change Council tenants rights. Everything set out in the Landlord Offer remains the same. The Council will continue to support tenants throughout the redevelopment.

Need help or have questions?

We're here to help. Please contact the project team, or you can also get independent advice from the ITLA.

We'll soon share a frequently asked questions (FAQ) sheet to explain the CPO process in more detail.

Independent tenant and leaseholder advisers (ITLA) - Public Voice:

Rob Lantsbury | 07961 53276 or

 rob.lantsbury@publicvoice.london

Christine Searle | 07764 421981 or

 christine.searle@publicvoice.london

 **Freephone: 0800 169 8677**

Tenants' Right to Return

If you're a secure Croydon Council tenant, you will have the right to return to a new home on the estate, as set out in the Landlord Offer. We've already contacted those who have moved away to ask whether they'd like to come back once the new homes have been built.



For more information, please contact
reginaroad@croydon.gov.uk

Round-up of events

Consultation events

It was great to see so many residents and local partners at our final design events. We held the final consultation on 30 April, supported by resident engagement events on 27 and 29 May.



At these events, we shared the latest plans and asked for your thoughts on:

- New homes – well-designed and good quality
- Green spaces and play areas – safe, fun and welcoming for all ages
- Lighting and security – making outdoor areas feel safer
- A new community space – for local activities, classes and events
- Parking – how we plan to make the most of space while still meeting local needs.

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What residents said

- It's great to see the final proposals — they look really positive.
- What will the parking situation be like once everything's built?
- I'd like to understand more about the planning timeline and when construction will start.
- We need to make sure the new estate feels safe — tackling anti-social behaviour is really important.
- I'm looking forward to seeing what the final designs will look like, both inside and out.

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Family fun day

We wrapped up the design consultation phase with a fantastic family fun day on Saturday, 31 May. The sun was shining, and it was a pleasure to welcome local residents, families, neighbours – as well as Mayor Jason Perry, Councillor Lynne Hale and local ward councillors – to celebrate with us.

A huge thank you for all your feedback, ideas and support throughout the consultation. We're truly grateful. Your input helps us to shape the future of Regina Road, ensuring the new homes meet the needs and hopes of the community.



As part of the Regina Road Estate regeneration, we've been listening closely to your feedback. Here's how your ideas, concerns, and priorities have directly shaped the proposals.



You were keen to see green spaces maintained and enhanced as part of the estate.

We've placed a new central green space at the heart of our proposals – featuring community gardens, natural landscaping, planting to support biodiversity, and play areas for all ages.

You wanted a two-court option for play/sports area in the community green, noting past issues with ball court being dominated by older children.

The new green includes two distinct ball courts. One, with play equipment, sits near the preschool in a cooler, shaded spot - ideal for younger children.

Improving security and safety on the estate was very important to you.

The community green has been carefully designed with safety in mind, working closely with the Met Police. We're aiming for Secure by Design Gold certification, with features like passive surveillance and improved lighting to help everyone feel safe, even after dark.

You were happy with the proposals for a new community space, and were keen for this to be flexible to accommodate a variety of uses like fitness classes and music lessons.

The new community space will be on the ground floor of Building E. It's easy to get to and links directly to the green space outside. It's designed for all kinds of activities.

You wanted the preschool to be retained and re-provided as part of the regeneration of the Regina Road Estate, and that you wanted there to be more opportunities for outdoor play and learning for children.

A preschool for 2 to 5-year-olds will be included in the new development as set out in the Landlord Offer. It will be on the ground floor of Building G, with a great view of the central green space. The preschool will also have its own private outdoor area.

You wanted Regina Road Estate to feel more welcoming, with easier access for people walking and cycling.

We're creating a welcoming space with clear views from Regina Road, wider pavements, informal seating, and convenient cycle parking. Sculptures and architectural details will add character and a strong sense of place.

Next steps



Repairs & maintenance

If you are a Croydon Council tenant and your home needs a repair, you should report this as usual:



Report it online:
croydon.gov.uk/housingrepairs



020 8726 6101
(Monday-Friday, 8am-6pm)



Emergency repairs: Available 24/7

Routine repairs will continue as usual until you move. However, for larger repairs requiring significant funding, only temporary works will be carried out.



Get involved!

The resident working group (RWG) gives residents a real voice in the Regina Road estate redevelopment.

With support from the independent tenant and leaseholder advisers (ITLA), the group offers feedback, challenges ideas, and helps shape key decisions.

As we move into the planning, contractor selection and delivery stage, we're looking at how to make the group even more effective.

Interested in joining?

Get in touch with Rob or Christine – ITLA details on page 4.

SEPTEMBER 2025

REGINA ROAD ESTATE

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.

Contact details

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.

Website

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



We'd love to hear from you!

We're always looking for suggestions or feedback.

Email us at reginaroad@croydon.gov.uk

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www.croydon.gov.uk