

Updating you on progress



Our first newsletter in 2026 provides an update on the estate's redevelopment. This ambitious, long-term redevelopment of the neighbourhood is being delivered during financial and economic pressure across the country. Against that backdrop, Kingston Council and our partner, Countryside, continue to make progress — adapting where necessary and, above all, keeping delivery moving for residents.

Final steps on the first new homes

Approximately 200 homes are now largely complete and feedback from residents who have visited them is positive. However, during final technical testing of the communal heating system, we identified problems that have caused delays. Our priority is to ensure every household has reliable heating and hot water from day one.

To enable residents to move in at the earliest opportunity while we resolve these problems, a temporary back up boiler has been installed. This ensures continued heat and hot water in the unlikely event that the main boiler fails.



Block C update on Building Safety Regulator Approval

As explained in the June 2025 [newsletter](#), the Block C site has been fully cleared, with all demolition works and preparatory groundwork completed. The scheme is ready to proceed, however, we are still awaiting formal approval from the Building Safety Regulator (BSR) before construction can begin.



The BSR was established in 2022 under the Building Safety Act, following the Grenfell Tower tragedy. As it prioritises safety, accountability, and public confidence in new residential buildings, particularly taller schemes, it is a framework that we fully support.

However, the BSR continues to manage a very substantial backlog of applications from across London and the rest of England. This has resulted in ongoing delays affecting a wide range of regeneration and housing developments

nationwide. Unfortunately, our scheme has been affected by this delay. As things stand, this means we must wait for BSR approval before construction work can start. This stage of the process sits outside of the Council and Countryside's control. We will move forward as soon as approval is granted.

We know delays at this stage are frustrating, and we are grateful for your patience. We will continue to keep you informed as this important approval is granted and works begin.



Phase 2 plans moving forward

While Phase 1 continues and we look ahead to welcoming the first residents into their new homes this year, work has also been progressing on the detailed plans for Phase 2.

The regeneration of the estate is delivered under an outline planning application approved for the whole site. This sets out the overall principles for the development, while detailed (or “Reserved Matters”) planning applications are brought forward and assessed separately for each phase.

Throughout 2025, plans for Phase 2 were shaped by feedback from consultation events. These plans focused on practical details such as the number of new homes, building layouts, materials, and landscaping. The Phase 2 Reserved Matters Application was submitted to the Local Planning Authority (LPA) in August 2025.

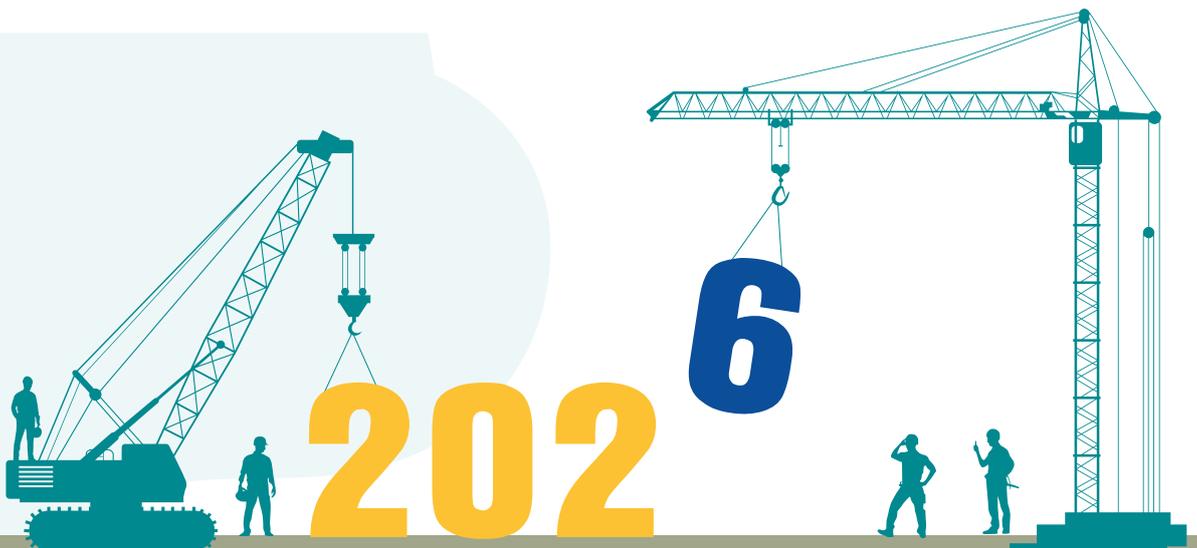
We are now awaiting the LPA’s determination. Once a decision is published, we will provide a further update and explain how this fits into the delivery of future phases.



Delivering more affordable homes

It has always been an objective of the Council and Countryside to increase the amount of affordable housing on the estate where opportunities arise. With additional funding from the Greater London Authority, we have been able to increase

the proportion of affordable homes across the scheme to just over 50%, maintaining the project’s mixed-tenure character while strengthening its long-term viability.





New landscaped play area

Nestled between Blocks B and E, along Daffodil Walk, a new landscaped play space has been completed for families and friends to enjoy. It will be open to the public in the coming months.

A message from your Community Board

The Community Board brings together Cambridge Road Estate residents, community groups, the three Norbiton ward councillors, Countryside, and Kingston Council. Its role is to ensure residents' voices are heard throughout the regeneration.

With so much ahead in 2026, the resident members of the Board will be preparing a future newsletter to share their experiences and insights directly. We look forward to their perspective on how residents continue to shape change on the estate.



Contact Us



To contact the CRE Regeneration Team:

- By email creregen@kingston.gov.uk
- By telephone, call FREEPHONE 0800 9521 900.

For enquiries about the construction work, please email WL.CRE@vistry.co.uk.

Out-of-hours security can be contacted on FREEPHONE 0800 195 4071.

(Site working hours are 8 am – 6 pm, Monday to Friday, and 8 am – 1 pm, Saturdays).