

Cambridge Road Estate Construction Update – October 2025

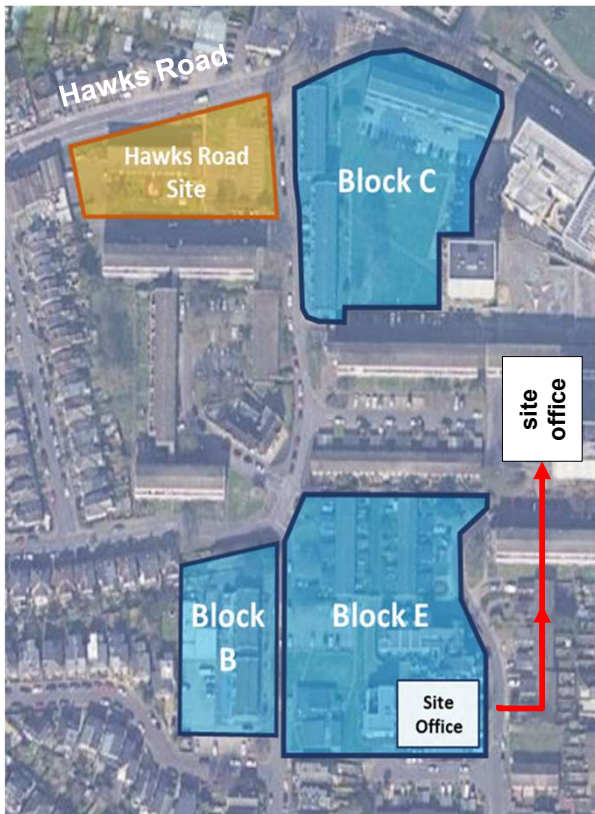


Image (above): Location Plan including the updated position of the Site Office



Photo (above): Daffodil Walk showing landscaping progress, including the newly installed play area

Phase 1 Progress Update

Since our June newsletter, progress has continued on Phase 1—made up of Blocks B, E, and C. A huge thank you to all our residents—established and new—for your patience and support as we transform Cambridge Road Estate. Below is a summary of the progress by block:

Block B

Nearing completion, Block B will soon provide 44 affordable homes for the community. Final inspections and commissioning are now underway in preparation for handover. Over the last few weeks, residents have been able to revisit their new home and shown how the building systems work.

Block E

Final works are underway on Block E, consisting of 206 homes — a mix of both affordable and private homes. The balconies have been installed, and the inner courtyard is being landscaped into a peaceful green space, complemented by external landscaping works surrounding the building. Commissioning is well underway in preparation for handover. As with Block B, residents have been visiting their new homes, and this will continue over the coming weeks.

Site Offices

The Site Office has moved from outside of Block E and is repositioned as per the Location Plan (pictured left).

Block C

The site has been cleared and is fully prepared for construction. We're currently waiting on final approval from the Building Safety Regulator before we can begin building. For more information on this process, see the next page.

Connecting Piper Road to Washington Road

The Site Team will continue to provide safe access whilst landscaping works are finalised along Daffodil Walk. Nestled between Blocks B and E, the area includes a new landscaped play space for families and friends to enjoy. It will officially open to the public in the coming months.



Photo (above left): Block E including Podium



Photo (above right): Block B

Block C and Building Safety Regulator

The Block C site has been fully cleared, with all demolition and preparatory groundwork complete. The test piles, which help us confirm the structural integrity, were installed in August. It is a vital step in ensuring long-term safety and performance for future residents. In the meantime, we are waiting on formal approval from the Building Safety Regulator (BSR) before construction can begin.

The BSR was set up in 2022 under the government's Building Safety Act, a reform following the Grenfell Tower tragedy in 2017. Its purpose is to improve safety standards in buildings, especially taller residential ones like those being developed here. It represents a shift in national policy—placing safety, accountability, and public trust at the centre of all new construction.

We are currently progressing through the BSR's process, which is at a critical stage in demonstrating compliance with the new building safety regime introduced under the Building Safety Act. This requires us to submit detailed design and construction information to the BSR for approval before any building work can commence. This includes evidence that the development meets all safety, fire, and structural requirements.

We strongly support the BSR rigorous approval process. However, due to exceptionally high demand for BSR's services nationally, there is currently a significant backlog of applications. Unfortunately, this has led to unavoidable delays for many developments, including ours.

As a result, we now anticipate that construction work on Block C's foundations will begin in early 2026, subject to receiving timely approval from the BSR process. We understand this may be disappointing, but we want to reassure you that these steps are essential to ensuring the highest standards of safety and quality for everyone who will live in and around the development.

Update on Phase 2

The Reserved Matters Application (RMA) for Phase 2 of the regeneration has been submitted to the Local Planning Authority. You can view and comment on the RMA at <http://bit.ly/4mMTwLF>.

For questions, contact the CRE Regen team on FREEPHONE 0800 9521 900 or creregen@kingston.gov.uk

We'll continue with progress updates through newsletters, on site notice boards, and through text messages. If you have any construction-related queries or concerns, contact us

- By email: WL.CRE@vistry.co.uk
- (Out-of-hours Security: FREEPHONE 0800 195 4071)

To sign up to weekly construction updates, scan the QR code which takes you to <https://www.cambridgeroadestate.com/get-involved/sign-up>

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