



# YOUR ESTATE, YOUR SAY

CONSULTATION EVENT FOR FRIARS CLOSE & BURRELL STREET - DECEMBER 2020



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# WHAT WE WILL COVER IN THIS PRESENTATION

- The team
- Why we want to redevelop
- How you can get involved
- Number of homes and internal layouts
- Options for outdoor space
- Developing your resident offer
- Our pledges
- Next steps
- How to get in touch



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# WHY REDEVELOP FRIARS CLOSE & BURRELL STREET?

IMPROVED  
ACCESSIBILITY

BETTER  
SECURITY

INCREASE NUMBER  
OF LARGER HOMES

PROVIDE MORE  
AFFORDABLE  
HOMES

PRIVATE OUTDOOR  
SPACE FOR EVERYONE

IMPROVE QUALITY  
OF HOMES &  
ENERGY EFFICIENCY



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# HELP SHAPE THE FUTURE OF YOUR ESTATE



- Consultation events
- ITA appointment
- Develop a resident charter with your ITA
- Resident offer on temporary decant
- Give your feedback throughout the design process



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# NUMBER OF HOMES

## CURRENT ESTATE 28 HOMES



EXISTING HOMES

## PROPOSED SCHEME 103 HOMES



EXISTING HOMES  
+ NEW AFFORDABLE HOMES

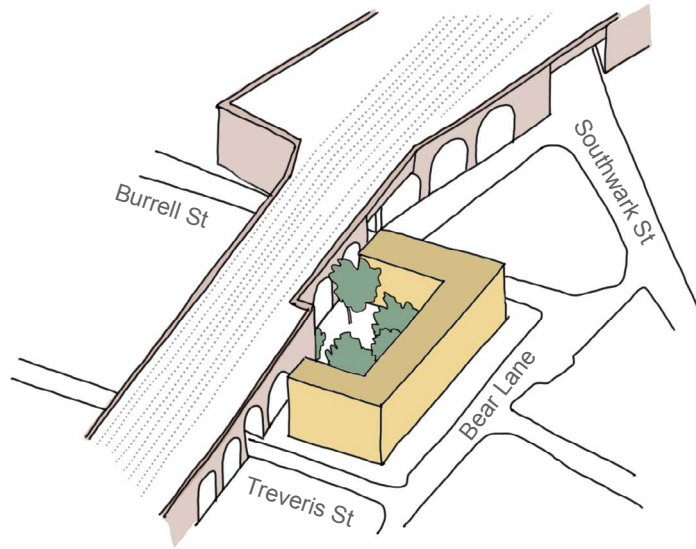


NEW PRIVATE HOMES



# DESIGN EVOLUTION

## CURRENT ESTATE

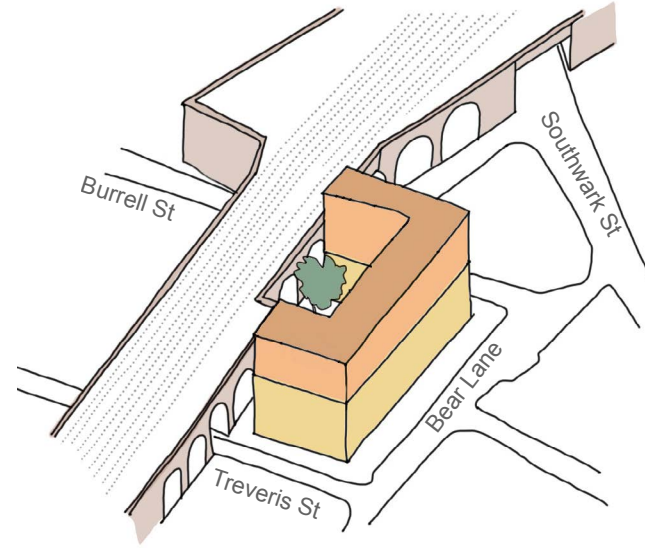


Homes do not meet resident's needs and housing standards

Homes not easily accessible for some tenants

Homes will become increasingly expensive to maintain and upgrade

## BUILD ON TOP



Limited number of new homes

Limited opportunity to improve the existing homes

Daylight to homes compromised

Difficult to expand existing building without severe disruption to tenants

Unlikely to fully resolve accessibility issues

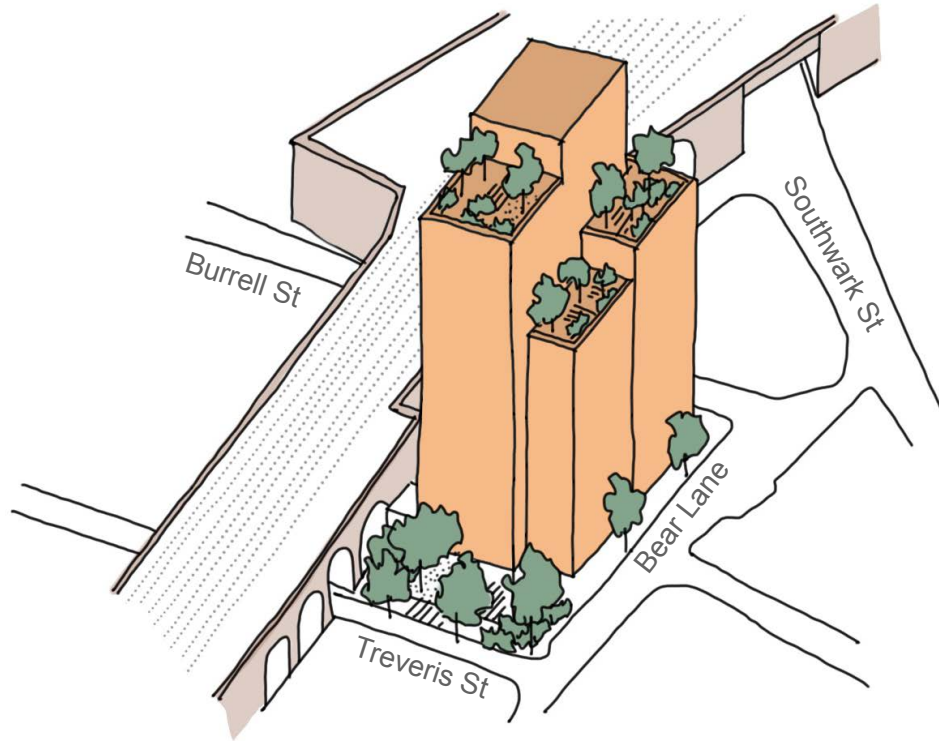


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# DESIGN EVOLUTION

## REBUILD THE WHOLE SITE



### PREFERRED OPTION

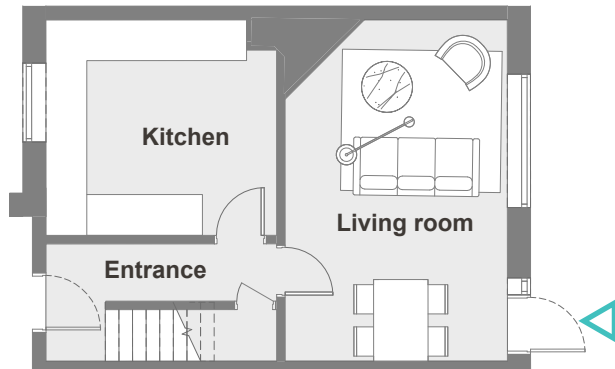
- Provides better outdoor communal space
- Better daylight to homes
- Meets housing needs
- Provides more affordable homes
- Better quality homes for existing residents



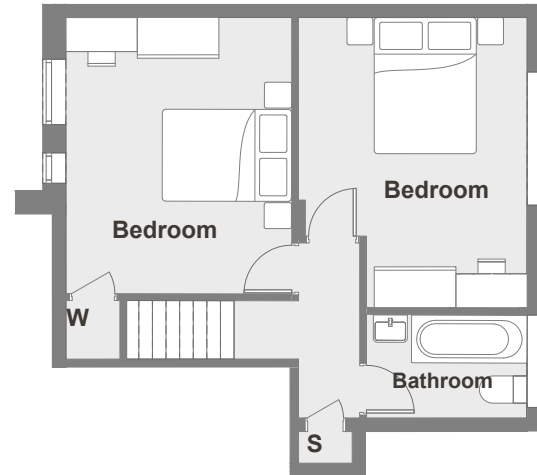
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# 2 BED HOME LAYOUTS

## CURRENT HOMES

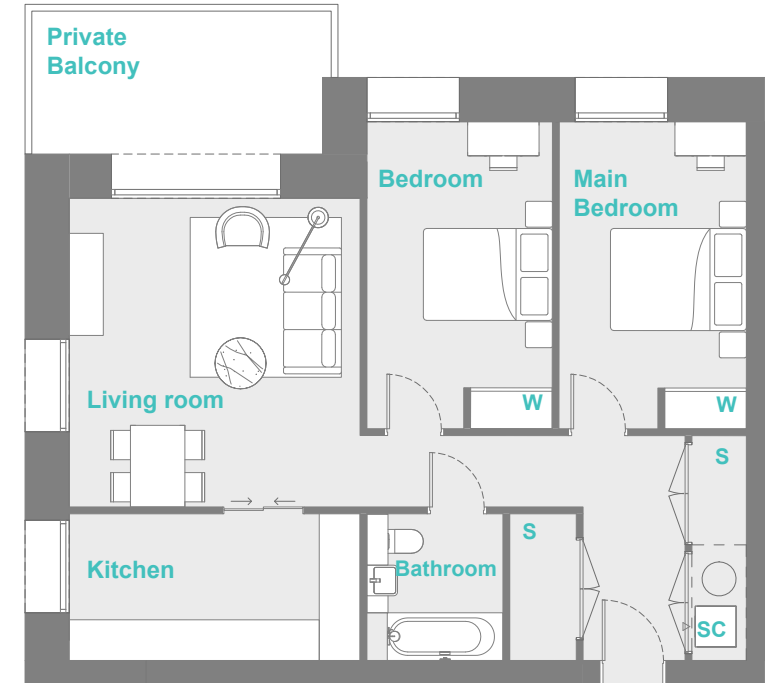


Entrance storey plan



First storey plan

## PROPOSED HOMES



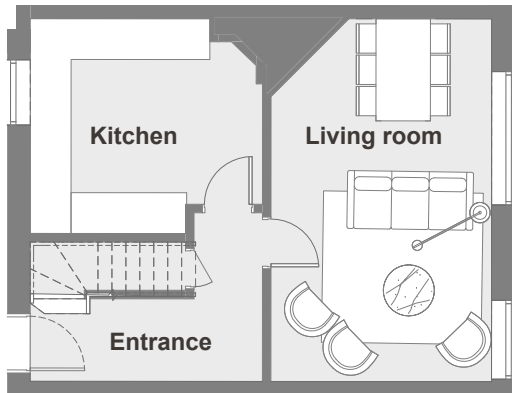
Single storey plan



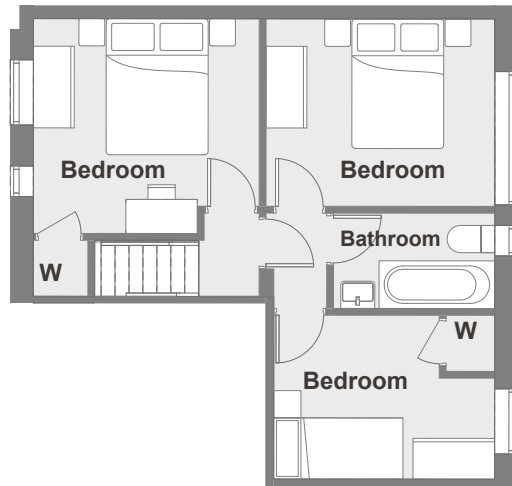


# 3 BED HOME LAYOUTS

## CURRENT HOMES

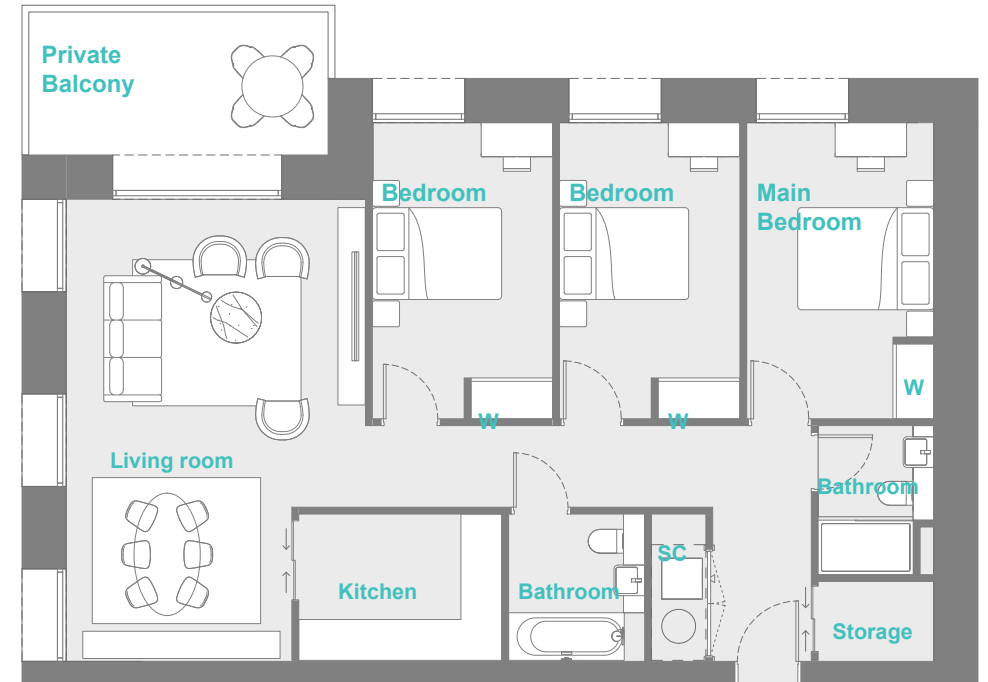


Entrance storey plan



First storey plan

## PROPOSED HOMES



Single storey plan

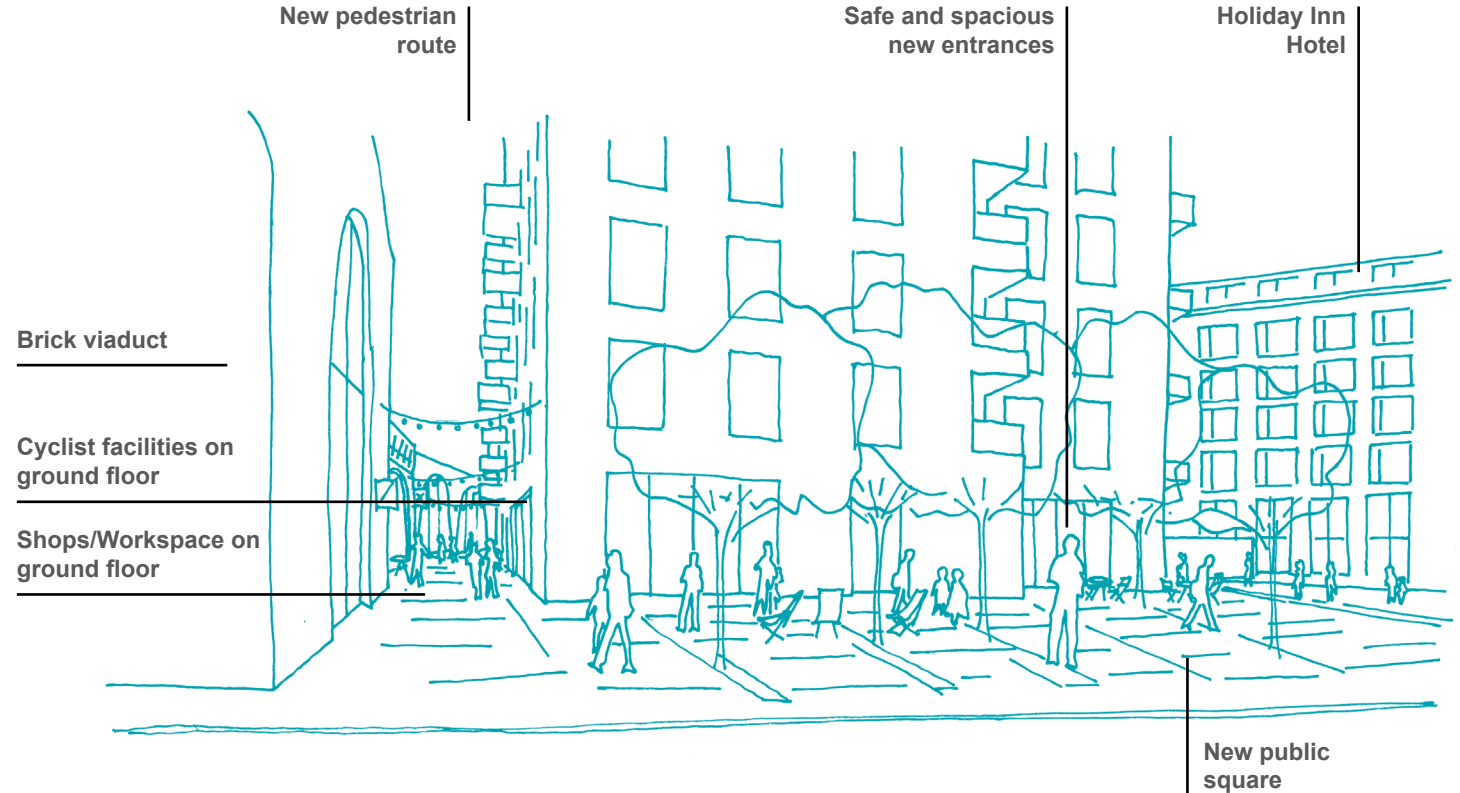


# GROUND FLOOR COMMERCIAL SPACE

Example of commercial ground floor space



(Goodluck Hope, London)



View from Treveris Street†



# OPEN SPACES - WE WANT YOUR FEEDBACK



Open communal space example  
(Keybridge, London)



Private open space example  
(St Andrew's, London)



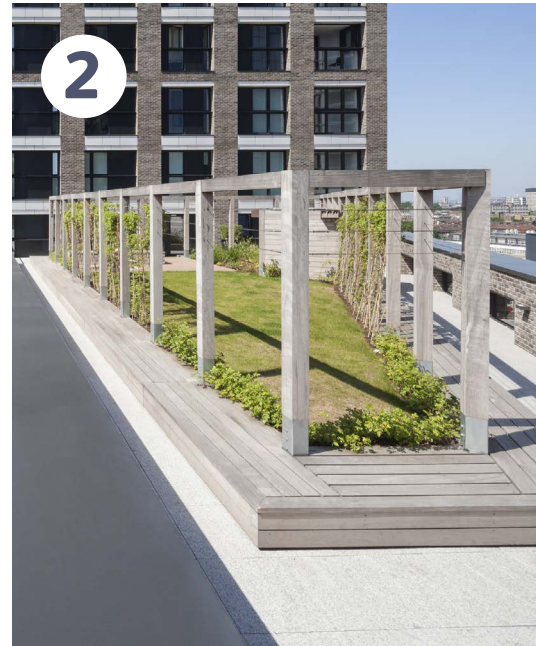
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# ROOF TERRACES & BALCONIES -WE WANT YOUR FEEDBACK



Shared roof terrace example



Roof terrace example



Roof terrace example



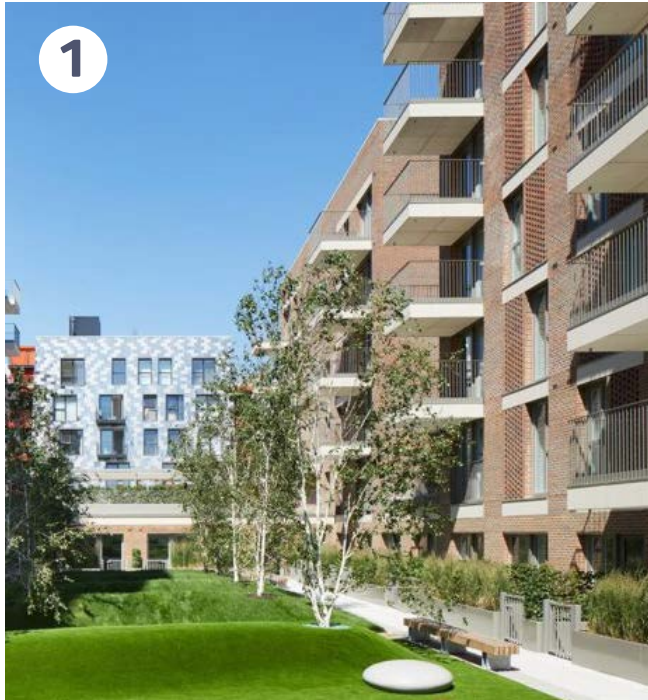
Private balcony example



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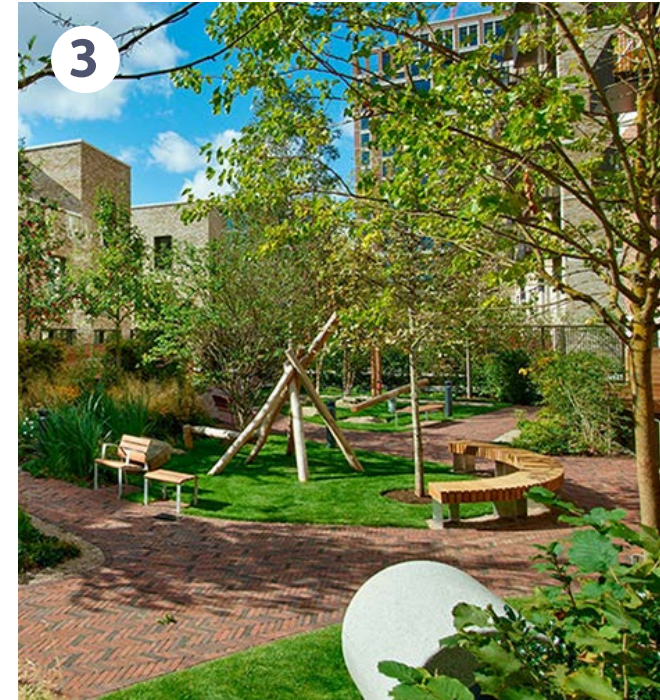
# PLAY SPACES - WE WANT YOUR FEEDBACK



Outdoor play space example



Children's play space example



Play space example



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# DECANTING - OUR COMMITMENTS

All existing tenants will have a Right to Return once development is complete

Tenants will have the opportunity to express a preference for the property they would like to move to

Accessibility will be at least as good as the current building

Riverside will pay your disturbance costs and support you through your temporary move off site

Tenants will continue to pay their existing rent/ service charge to Riverside

We will provide temporary accommodation suitable to tenants housing needs

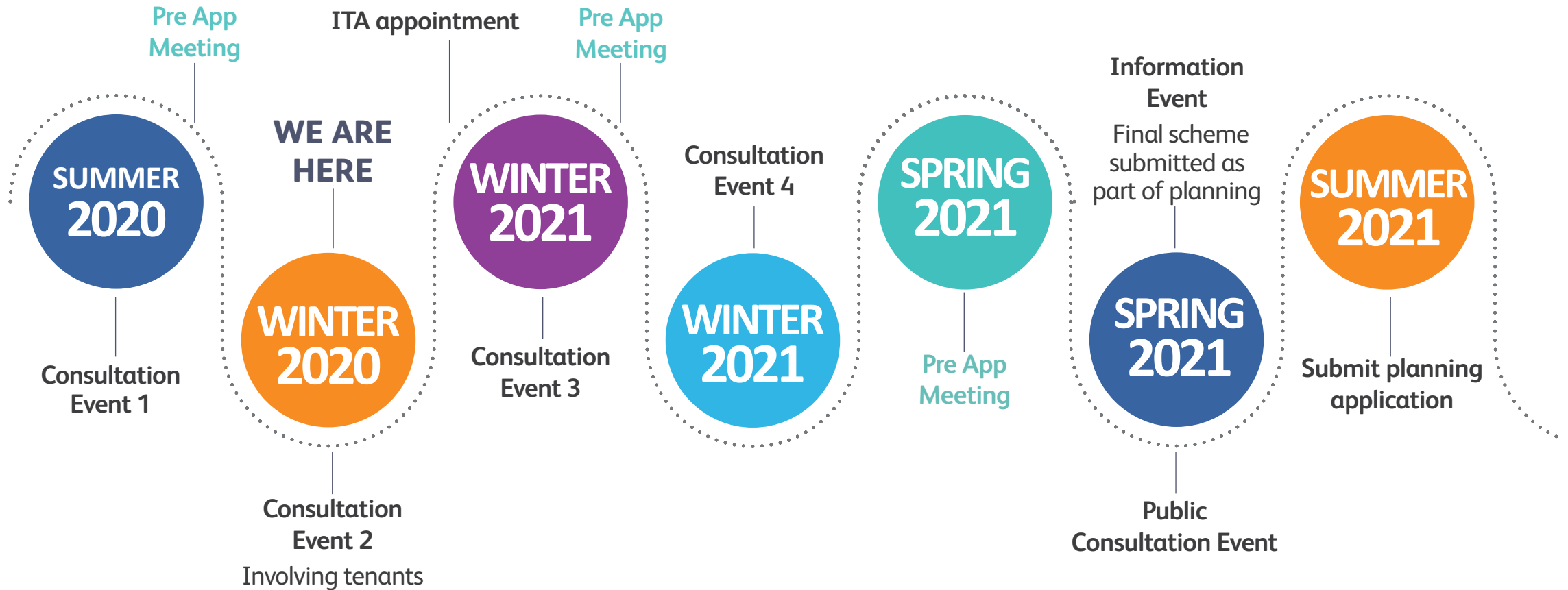
Temporary accommodation will be within approx one mile of walking distance from Friars Close

Tenants will work with their ITA to develop a resident offer



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# NEXT STEPS

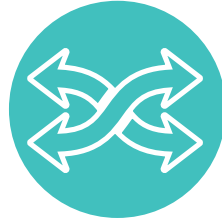


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# OUR COMMITMENT TO YOU



Keeping the existing community together



Keeping the same tenancy rights and rent levels



A new home for all existing tenants, that will meet their housing need



Helping you through these changes by compensating you with home loss and disturbance payments



Private outdoor space for everyone



Improving security through the design process



Improving access with lifts within blocks





# HOW TO GET IN TOUCH

**RESIDENT LIAISON OFFICER**  
**JADE ADNETT**



 07980 761482

 friarsclose@riverside.org.uk

 [www.riverside.com/friarsclose](http://www.riverside.com/friarsclose)



# THANK YOU FOR YOUR TIME

**WE NOW WELCOME ANY QUESTIONS YOU HAVE**  
**PLEASE USE THE QUESTION & ANSWER BOX TO SUBMIT YOUR QUESTIONS**

