

APRIL 2021

# AN UPDATE ON YOUR ESTATE

Tenant consultation on the proposed  
redevelopment of Calverley Close

# What will be covered in this presentation?

- An update on what we have been doing since our last consultation
- What your proposed new estate will look like
- Block heights and number of homes
- Location of blocks and tenure
- Amenity space and Play space
- Our commitments to you
- The ballot timetable and beyond



# WHAT YOUR PREVIOUS FEEDBACK TOLD US

**Access to the site is not secure, allowing anyone to come in**

**Most homes have stairs inside. Poor accessibility for families, elderly and disabled people**

**I need a larger home for my family**

**There is nowhere for children to play**

**Some homes do not have any private outdoor space**

**Views of the park and trees are valued and very important**

# WHY REDEVELOP CALVERLEY CLOSE?



More family sized homes

A safer and securer place to live

Play space and open space  
for all to enjoy

Improved accessibility

Private outdoor space for everyone

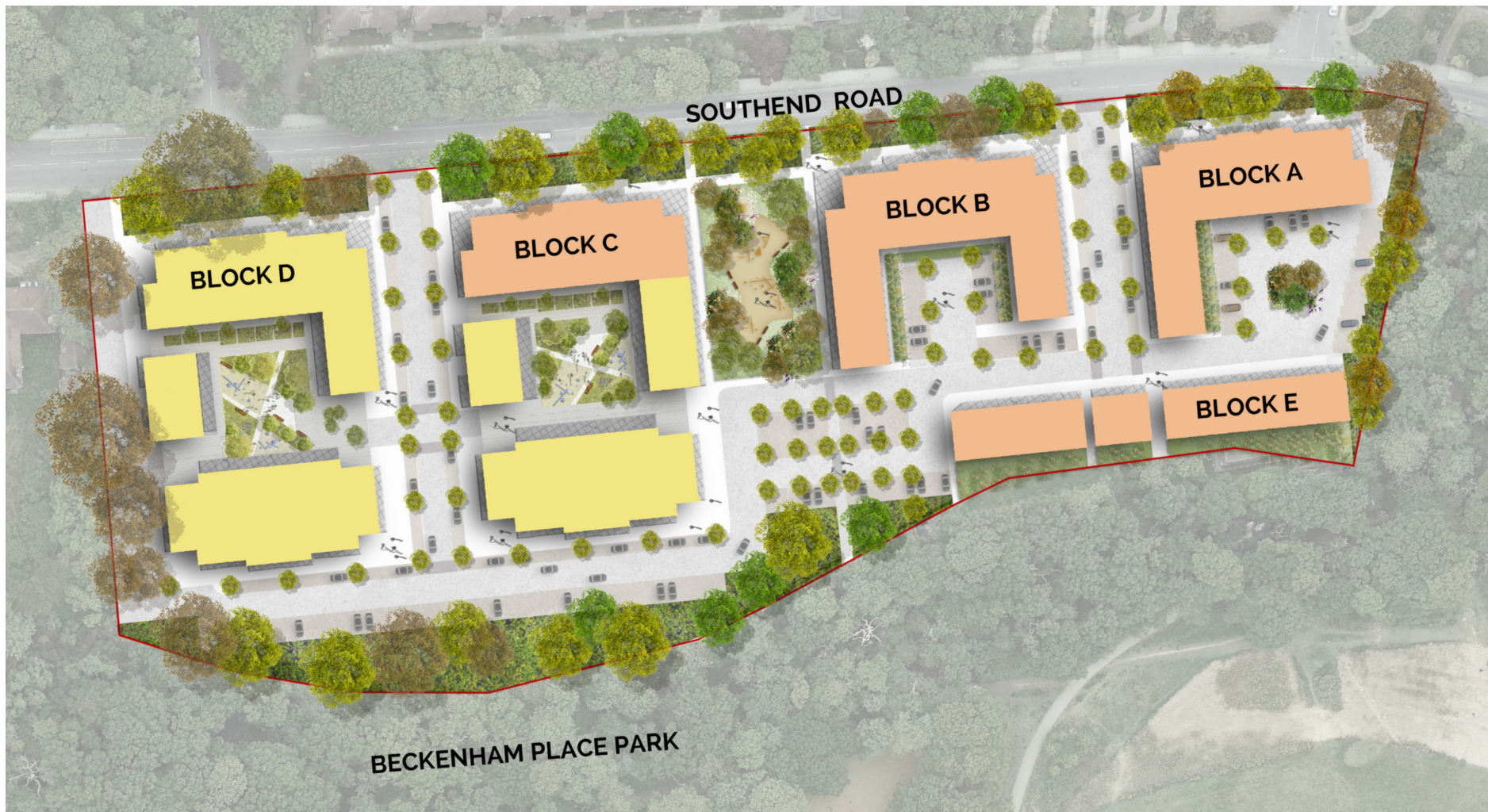
Homes fit for the 21st century

# WHAT HAVE WE BEEN DOING SINCE WE LAST MET?

- **Progressed the design proposal that Levitt Bernstein presented to you last year**
- **Re-appointed HTA architects, in a joint venture partnership with countryside**
- **Adapting the way we engage through the pandemic**
- **Progressing our design proposal with the London Borough of Bromley**
- **Reconfirmed your Housing Need Survey**
- **Met with Ward Councillors to update them on our proposals**
- **Secured GLA funding to rebuild your estate**



# DESIGN PROPOSALS FOR YOUR ESTATE










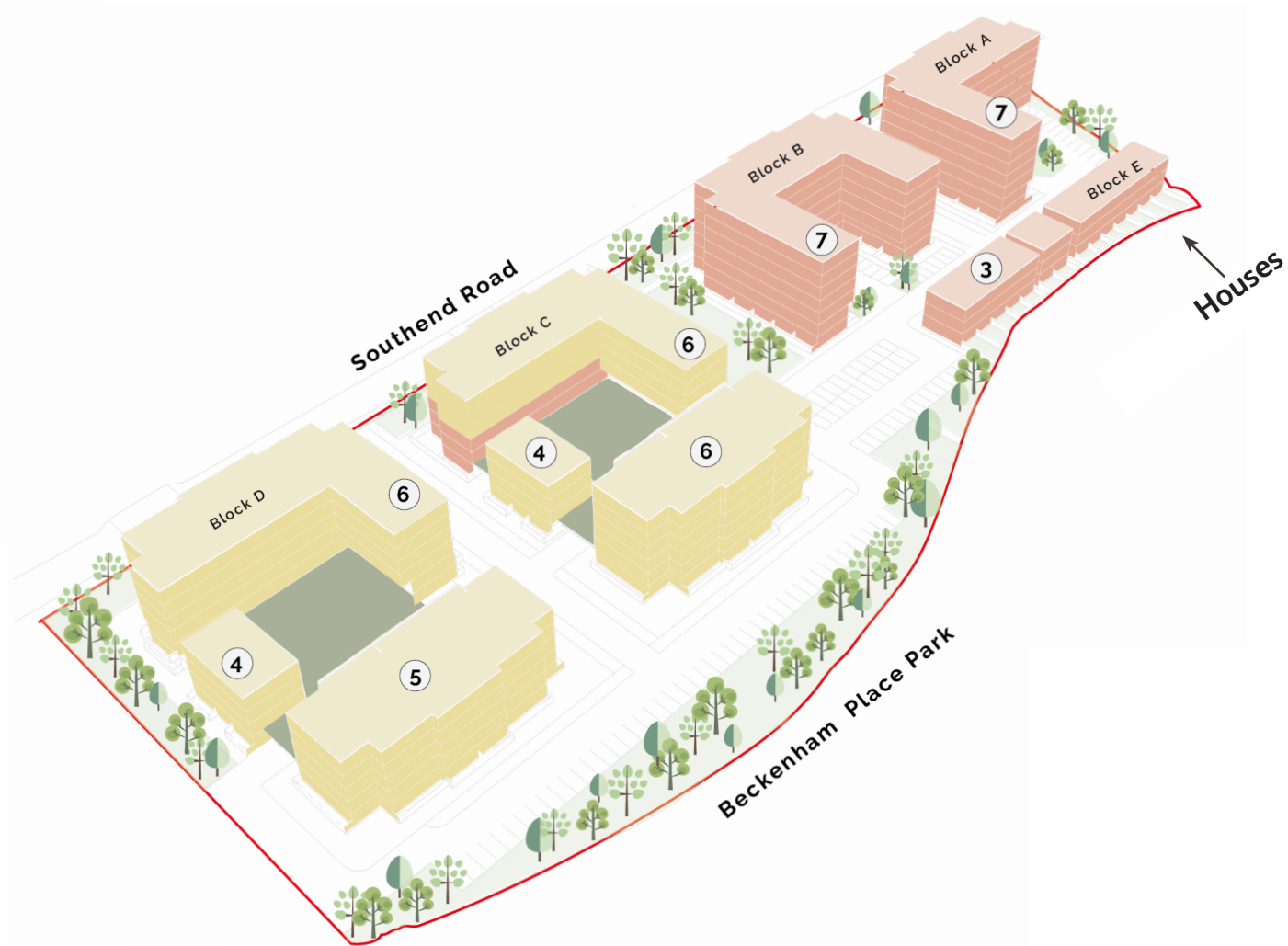
**179**  
Private  
homes

**179**  
Affordable  
homes required

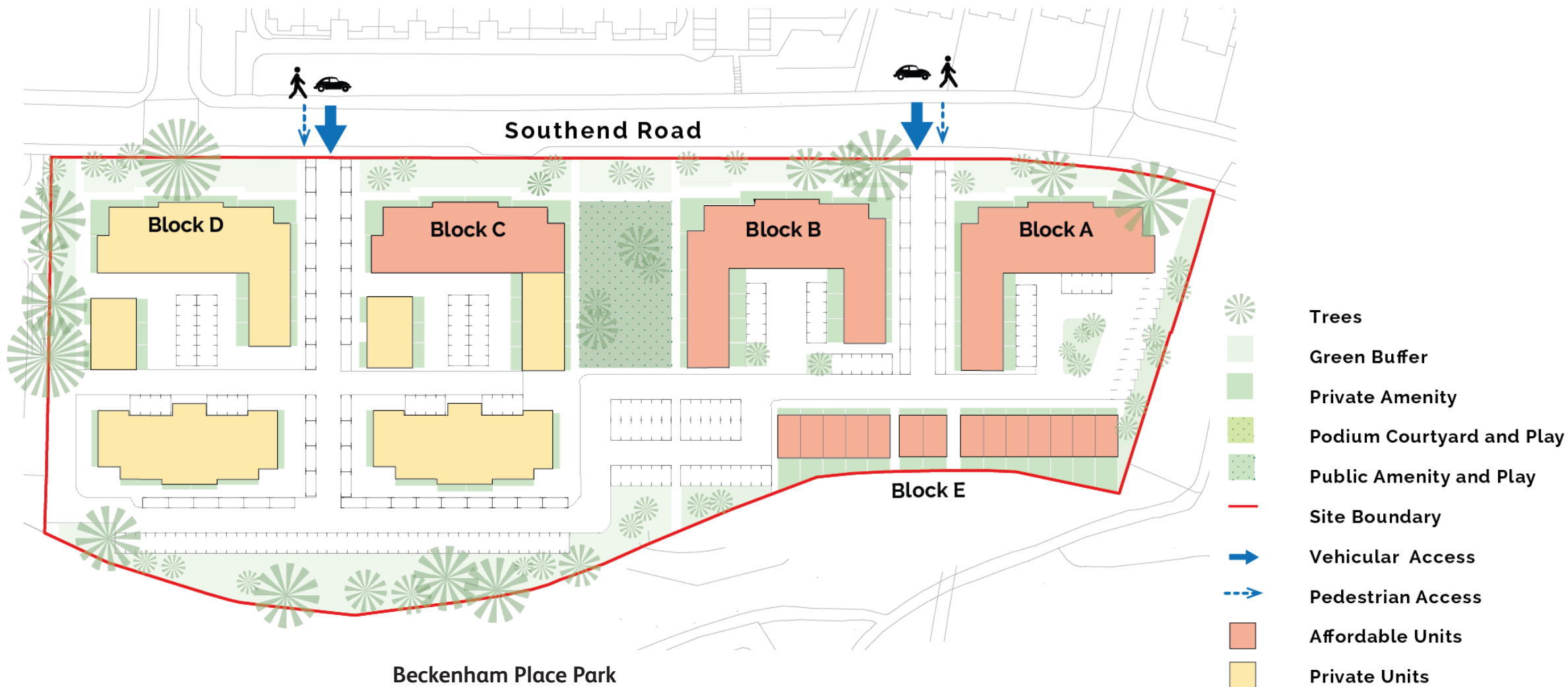
**358**  
Total homes

# HEIGHTS AND NUMBER OF HOMES

-  Trees
-  Amenity and Play
-  Podium Courtyard
-  Site Boundary
-  Affordable Units
-  Private Units
-  Storey Heights



# PLAY SPACE AND OPEN SPACE





# BUILD PROGRAMME

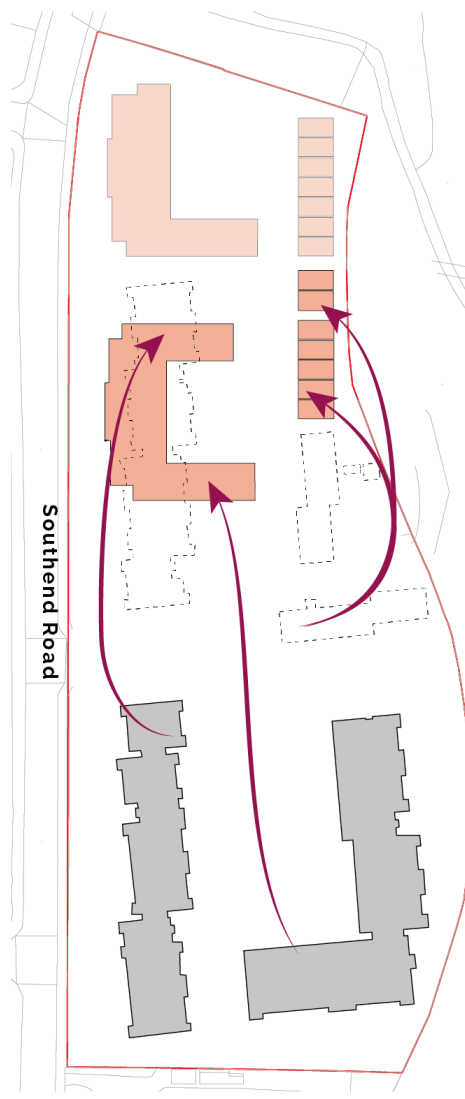


## PHASE 1 - 72 NEW HOMES

Warner House Demolished.

Block A Built (65 flats for Social Rent)

Block E Built (7 houses for Social Rent)



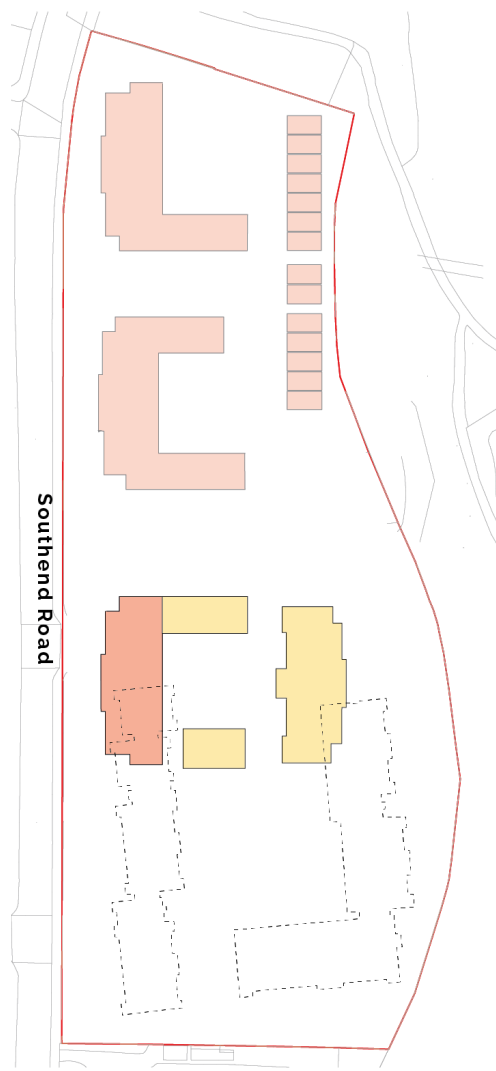
## PHASE 2 - 85 NEW HOMES

Clifford & Calverley Houses Demolished

Block B Built (78 homes for Social Rent)

Block E (7 houses for Social Rent)

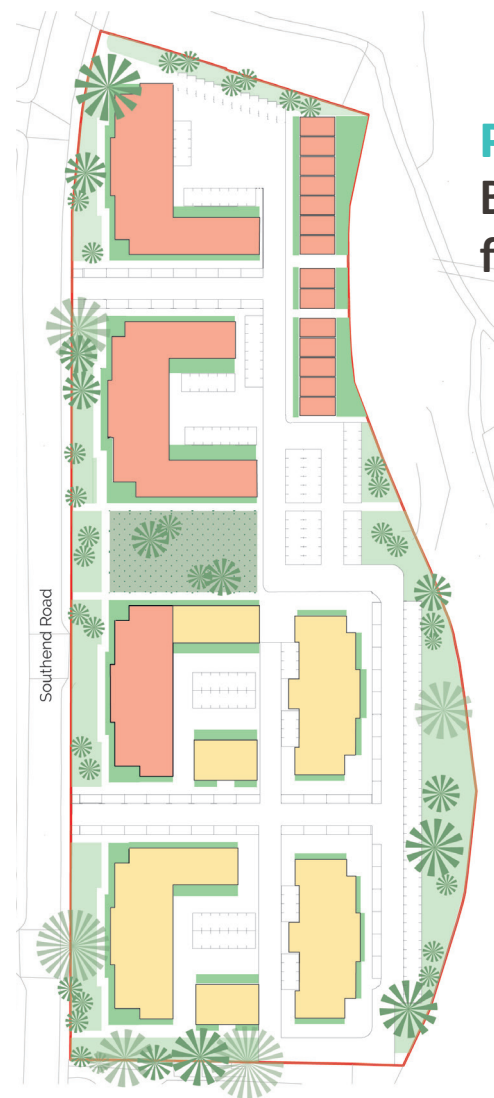
# BUILD PROGRAMME



## PHASE 3 – 107 NEW HOMES

Lloyd & Thurston House  
Demolished

Block C Built (22 flats for  
Social Rent & 85 flats for  
Private Sale)



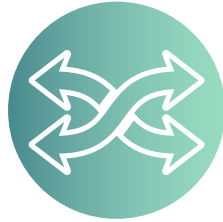
## PHASE 4 - 94 NEW HOMES

Block D Built (94  
flats for Private Sale)

# WE REMAIN COMMITTED TO:



Keep the existing community together



Keep the same tenancy rights and rent levels



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



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



Private outdoor space for everyone



Improved security through the design process



Improved access with lifts within blocks and home layouts on one level

# WHAT WILL BE IN THE LANDLORD OFFER DOCUMENT?

This summer we will be asking you to vote through an independent ballot that will be managed by Civica on whether you support the redevelopment proposals for your estate.

Two weeks ahead of the ballot, we will issue you with your landlord offer which will include what you will see at the design workshops, tenant rights, design plans, typical layouts and timescales.



# NEXT STEPS - THE BALLOT TIMETABLE

Before we ask residents to vote Yes or No we will issue our Landlord Offer document, which will outline our key proposals and commitments.



# NEXT STEPS - IF YOU VOTE 'YES'

What happens next?



# STAY IN TOUCH

## CONTACT US

RESIDENT LIAISON OFFICER - MANDY RANA

 07929 368603

 [calverley@riverside.org.uk](mailto:calverley@riverside.org.uk)

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

## INDEPENDENT TENANT ADVISORS CAROL SQUIRES & ROB WILLIAMS

 0800 616 328

 [carol@sourcepartnership.com](mailto:carol@sourcepartnership.com)  
[rob@sourcepartnership.com](mailto:rob@sourcepartnership.com)

 [www.sourcepartnership.com](http://www.sourcepartnership.com)

**THANK YOU FOR YOUR TIME**

**ANY QUESTIONS?**

