



Your update

PLANNING FOR THE REDEVELOPMENT OF PIKE CLOSE



STAYING SAFE DURING COVID-19

As always, the safety of our residents, staff and partners remains a top priority.

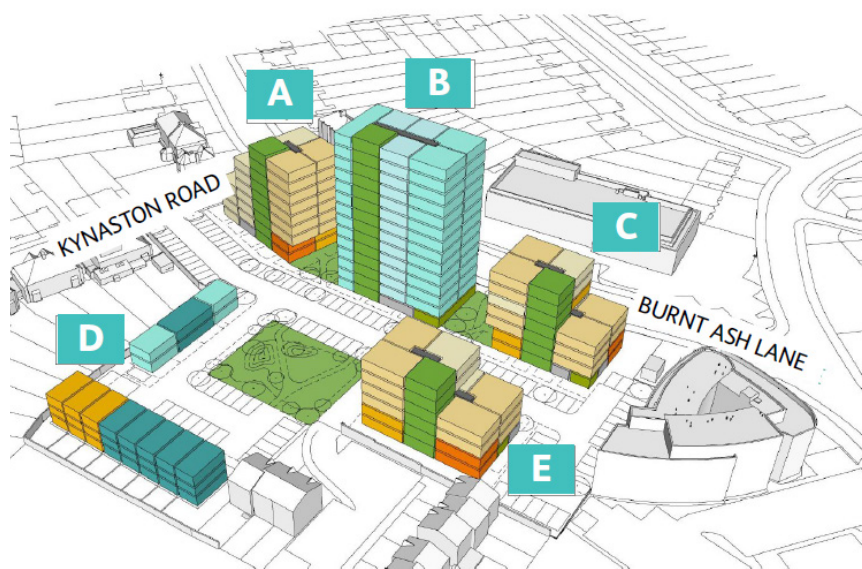
Due to the latest government guidelines we do not feel it appropriate at this stage to undertake face to face consultation events and so we will be holding a series of online consultations to keep residents updated and informed.

As the festive season approaches we would like to remind tenants to stay safe and continue following the latest government advice.

BROMLEY COUNCIL GIVE THEIR FEEDBACK ON PROPOSED DESIGNS

Following our meeting with the planning team at Bromley Council in October, we received positive feedback and are now in a position to progress redevelopment plans further.

We recently held an online consultation event to update residents on the feedback and proposed changes made as a result. **READ MORE ABOUT THIS INSIDE.**



IN THIS ISSUE...

- Planners feedback – what’s changed?
- Your questions answered
- Next steps

Bromley Council give feedback on latest designs – what’s changed?

Following a meeting with Bromley Council we received positive feedback due to key changes made. We are now in a position to move forward with the redevelopment of Pike Close.

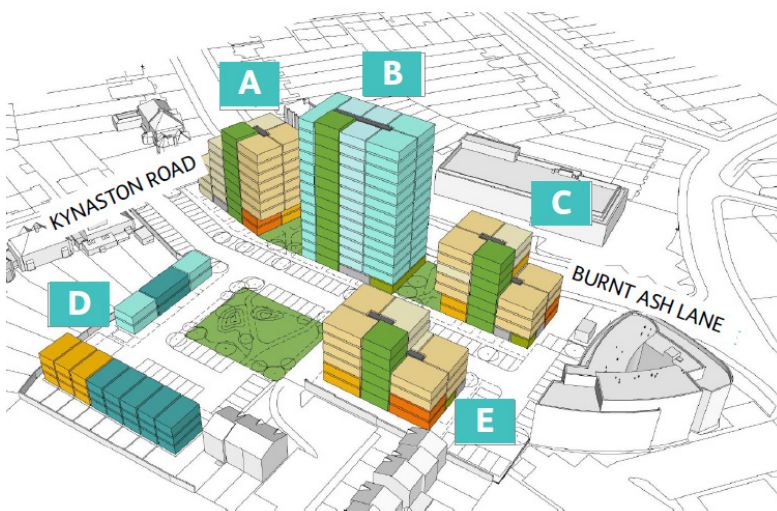
WHAT’S CHANGED?

A second pedestrian access to break up the continuous line of blocks along Burnt Ash Lane.

We have increased the number of parking spaces and in keeping with our pledges every existing resident who currently has parking will still be allocated a space in the new scheme.

The location of blocks and phasing as outlined in the picture and table below.

We have decreased the number of private homes by approximately 30 to address concerns over parking and density.



PHASING

In order to address concerns of the planners and keep the design in-line with our pledges we have changed the timings of when residents will move.

- A** BURNT ASH HEIGHTS
- B** PRIVATE
- C** MEDE & WELLS
- D** PRIVATE
- E** LAVISHAM & PRIVATE

Phase 1

Block C – Mede and Wells

Phase 2

Block Block A – BAH

Block B – Private sale

Phase 3

Block E – Lavisham

D – 3 storey, 3 bed houses

TEAM UPDATES

MEET NATHAN

We caught up with Nathan Gravesande who has taken on the role of London Redevelopment Director at Riverside

MY BACKGROUND

I've worked in Housing for over 25 years, at both senior officer and Director levels. In my last role I led a major inner city regeneration project in London for one of the largest Housing Associations. I saw the benefits of regeneration up close and personal on a daily basis and when I left the project we had created up to some 500 homes for local people in one of the most deprived wards of the Borough



MY 2021 GOALS/HOPES FOR PIKE CLOSE

The creation of a sustainable community with excellent homes for our tenants and those to come. The focus is to ensure this is achieved with full consultation, with a clear vision of, what at times, can be a tricky journey, but will be very worthwhile once complete.

LOCKDOWN SURVIVAL KIT

I maintain my sanity by taking daily walks and having an evening training regime - now every other day I must confess! On Sundays I'll meet up with a friend in the park for some boxercise, which I highly enjoy. This sets me up for the new week.

TEAM UPDATES

Welcome to Jade Adnett, who recently joined our team as Resident Liaison Officer and will work alongside Mandy Rana, and Sami Rahman, who is our new Senior Communications Officer.



Sami Rahman



Jade Adnett

YOUR FEEDBACK

Following the online consultation event we held with you in November to update you on the revised proposal, we would like to share the feedback that you gave us.

POSITIVE FEEDBACK

For some residents, they would move sooner in the programme

Positions of the blocks

Residents generally felt that new plan would provide better housing

OVER
33

HOUSEHOLDS
TOOK THE TIME
TO GIVE THEIR
FEEDBACK

90%

OF THOSE SAID
THAT THEY
UNDERSTOOD,
WHICH PHASE
AND BLOCK
THEY'LL BE
MOVING INTO
IN THE REVISED
PLAN

If you haven't yet, please take a few minutes to view our online consultation presentation by scanning the QR code:

Your feedback is also important and we want to hear your thoughts on the revised design so please complete our survey online via this link:

www.surveymonkey.co.uk/r/Pike2020



YOUR FEEDBACK

CONCERNS

- Concerns about the length of time the programme will take to start and complete
- Living on the current estate for a longer period of time, what commitments riverside will make in dealing with repair and ASB issues?
- Residents were concerned about housing need, they were either currently overcrowded and would have to wait longer, or their housing need has changed
- Residents wanted some clarity on allocations and whether a redesign affected what they had previously anticipated e.g. size and position of one bed units
- Some residents were unhappy with the delay to their move

WHAT YOU WOULD LIKE TO KNOW MORE ABOUT

- More detail on the internal block layouts and the floor plans
- To understand the orientation of the blocks and how individual flats will work e.g. which way balconies will face?
- More information on whether new proposal had affected design and lay out of individual flats e.g. floors available for certain units and commitments on open plan/separate kitchens
- To understand allocation in the new blocks - will there be separate floors or corridors?
- Individual allocations and any possibilities for earlier moves

NEXT STEPS: We aim to address your concerns and will use this feedback going forward and in future consultation events.

YOUR QUESTIONS ANSWERED!

We had over 35 questions asked at the online event held in November. Here's what was discussed:

REVISED PROPOSAL

HAS BROMLEY COUNCIL ACCEPTED THE CURRENT CHANGES?

We had a positive meeting with Bromley council in October. They were satisfied that we have addressed all of their concerns and there may be further tweaks identified through ongoing meetings with the planners. However, overall we are happy with the feedback and will continue to work up the design of this proposal in line with tenant consultation.

SIZE, LAYOUT AND STORAGE

WHAT IS THE PROPERTY SIZE MIX IN EACH BLOCK FOR PHASE 1?

7 no. 1-bed homes, 13no. 3-bed homes, 3no. 3-bed homes, 1no. 4-bed homes.

ARE THE LAYOUTS OF THE FLATS SIMILAR TO WHAT WE HAVE PREVIOUSLY BEEN SHOWN?

The layouts of the apartments will be similar to that previously shown but not an exact match as the Blocks have changed. We will be developing the layouts in detail as part of the next stage and will be able to discuss them with you in due course.

WILL THERE BE A GARAGE AVAILABLE TO TENANTS?

There are no garages within the redevelopment proposal.

WILL ALL PROPERTIES HAVE A BALCONY AND A GARDEN FOR GROUND FLOOR FLATS?

Every home will have its own outdoor private space in the form of a balcony or garden.

WILL THERE BE PRIVATE OUTDOOR SPACE FOR EVERYONE OR PRIVATE RESIDENTS ONLY? HAVING ONE BIG OUTDOOR SPACE DOES NOT WORK.

Everyone will have their own private outdoor space along with shared outdoor space, for both the affordable and private tenure.

WHAT IS THE SIZE OF THE ONE BEDROOM UNITS?

They currently range from 50 – 55sqm.

WE WERE PROMISED THE MINIMUM SQUARE METERAGE FOR A 1 BED WOULD BE 55M. WHY HAS THIS CHANGED?

The 1 beds ranged from 50 – 55sqm for standard apartments and larger for the wheelchair accessible apartments. We discussed having some larger 1-bed apartments in the block decanting Burnt Ash Heights, which is still the aspiration as we develop the detailed layouts. The 55sqm 1-bed homes are currently in Block A, which is re-housing residents from Burnt Ash Heights.

YOUR QUESTIONS ANSWERED!

WHAT IS THE SPACE FOR A BATHROOM?

In line with the GLA minimum space standard, bathrooms will be at least 4.4sqm minimum.

CAN WE SEE THE LAYOUT OF THE FLATS AND FLOOR PLANS FOR BURNT ASH HEIGHTS?

Yes, this will be as part of the consultation workshops that we will hold with you. We will share this at a later date.

WHERE ARE THE FAMILY UNITS SITUATED?

Family units are mostly located on the ground floor, apart from a 3-bed apartment on the 4th floor of Block C.

WILL THE NEW FLATS LOOK LIKE THE DIAGRAM'S WE HAVE BEEN SHOWN AND WITH SAME SIZE BALCONIES?

The layouts of the apartments will be similar to that previously shown but not an exact match as the Blocks have changed. We will be developing the layouts in detail as part of the next stage and will be able to discuss them with you. All flats will have balconies which will be sized to meet at least the minimum required sizes or better.

WILL THERE BE WINDOWS IN THE KITCHEN?

As with the previous layouts, homes with 2-bedrooms and above that can have a separate kitchen will have a separate window. Kitchens on open plan homes will have windows into the Living/Kitchen/Dining space.

WILL THE BALCONY HAVE AN OPENING WINDOW?

Yes, there will be an opening window on the balcony.

CONSTRUCTION

WHEN IS CONSTRUCTION LIKELY TO START?

We plan to submit a planning application in Spring next year, and with planning approval granted, our intention is to start on site in Spring 2022.

WHEN IS CONSTRUCTION LIKELY TO START FOR EACH PHASE?

Further work is being undertaken right now and this will be shared with residents shortly. The promise of the single decant remains, which dictates the build programme. We are assessing how quickly we can complete each block in detail.

THE DEMOLITION AND CONSTRUCTION OF THE BLOCKS ARE VERY CLOSE TO EACH OTHER – IS THIS EVEN POSSIBLE?

Countryside are working through the detail of this and will provide you with a construction plan on how this will work over the coming months.

YOUR QUESTIONS ANSWERED!

IS BLOCK D GOING UP BEFORE THE PRIVATE BLOCK?

Under the revised proposal we have renamed the blocks, this is due to the change in the number of blocks along Burnt Ash Lane, there are now just 3 blocks (A,B & C), and not 4 blocks (A,B,C & D) as outline in our proposal last year. The updated block names and build phase is outlined below;

Phase 1 – Block C (Mede and Wells)

Phase 2 – Block A (Burnt Ash Heights) & Block B (Private sale)

Phase 3 – Block E (Lavisham)

WHAT IS THE COMPLETION DATE FOR THE PROJECT?

This build programme will be finalised as part of the detailed design work after planning permission is granted. We anticipate the duration of the start to finish will be a total of 8 years once works commences.

WHAT HEATING SYSTEMS ARE YOU INSTALLING?

The energy strategy is being reviewed by both Countryside and Riverside. Any decisions made must be in line with the current legislation, which are under constant review, we will consult and update you further on this, in due course.

PRIVATE HOMES

WITH REGARDS TO THE PRIVATE HOMES, WILL THERE BE A CHANCE FOR CURRENT RIVERSIDE RESIDENTS TO HAVE A RIGHT TO BUY?

The private homes for sale will be on the market for anyone that would like to purchase their own property.

CAN WE GET A DISCOUNT TO BUY FOR THE PRIVATE HOMES FOR BEING A CURRENT RESIDENT OF 15 YEARS?

This is not something that we have looked into. We will work with Countryside to understand if any properties can be sold under discount. We will come back to you on this.

YOUR QUESTIONS ANSWERED!

PHASING

WHY HAS BURNT ASH HEIGHTS CHANGED FROM THE FIRST PHASE TO THE SECOND PHASE?

The planners at Bromley Council did not accept the height of the block which BAH were moving into. This was due to the impact the block had on neighbouring properties.

As this block was in the first phase, we had to redesign the scheme to ensure we could build in a sequence that would meet both the planning feedback and also ensured we remain committed to the single move for existing tenants. As a result of this, the location of all blocks and phase in which you move has changed for everyone.

PARKING

WHAT IS THE CURRENT PARKING CAPACITY?

There will be 100 parking spaces and we have committed to providing a parking space to those tenants that already have a parking space on the estate.

There have been many questions with regards to the parking such as;

1. BAH is on the corner of Kynaston Road, is it mainly for people of BAH or are other blocks able to park there?
2. Can car parking allocations be allocated by house numbers and by building to avoid disputes?
3. As far as I am aware, no-one has been allocated parking at present. How do we know who gets allocated parking?
4. Will there be poles to manage the parking bays?

Please note that we have not yet worked through the parking management, there will be further consultation with you on this at a later stage.

HOW MANY DISABLED PARKING BAYS?

We are required to provide 10% disabled parking bays across the site, these will be shared amongst both the affordable and private sale homes.

YOUR QUESTIONS ANSWERED!

BLOCKS

THERE ARE TWO BLOCKS FOR PHASE C. WHICH FLATS WILL GO INTO THE SMALLER BLOCK, MEDE OR WELLS HOUSE?

Block C is one block, which will accommodate Mede and Wells. It has 24 flats with one entrance for all.

ARE THE FLOOR PLANS FOR THE NEW BURNT ASH HEIGHTS THE SAME FLOORS AS PREVIOUS?

The size and shape of the blocks have changed and so the floor plans will not be the same. However, the principles discussed around the design of the homes will be the same.

CAN YOU CHOOSE IF YOU WANTED TO MOVE FROM YOUR OWN BLOCK TO THE PRIVATE BLOCK?

No, the blocks for the affordable have been built and allocated for our existing tenants.

WHY IS OUR NEIGHBOURHOOD BEING SEPARATED WITH A PRIVATE BLOCK IN THE MIDDLE?

This is due to the changes we have had to make following the planning feedback (see question 1).

WHY IS THE PRIVATE BLOCK NOT AT THE END SO THE REST OF THE ESTATE CAN STAY TOGETHER?

The location of the blocks is being driven by the phasing and where we can locate the size of the blocks so as not to negatively impact the neighbours. We also strongly believe that a mixed community of private and existing residents will make for a better Pike Close.

WHAT IF I WANT TO LIVE NEXT DOOR TO MY CURRENT NEIGHBOUR/ LIVE IN THE TOP FLOOR OR WANT TO LIVE IN A DIFFERENT BLOCK?

We will primarily ensure that your new home meets your housing need and we will work with you to meet your preferences as far as possible.

HOW MANY FLATS ON EACH FLOOR FOR BLOCK A?

The first floor has 2 flats and 3 maisonettes. Second and third floors have 5 flats. Fourth, fifth and sixth floors have 3 flats on each floor.

CAN WE OPT TO MOVE OFF THE ESTATE?

Yes, you do have a right to move off the estate either permanently or temporarily. Everyone has the right to return. For more information, please contact your Housing Office, Ephraim Maseya or your Resident Liaison Officer, Mandy Rana.

UPDATE YOUR HOUSING NEEDS!

Your Resident Liaison Officer, Mandy, is currently contacting tenants to review their housing needs. Please get in touch by December 31 to confirm whether or not your housing needs have changed.

NEXT STEPS



LOWE GUARDIANS AN UPDATE

The Bromley LOWE guardians are settled in and enjoying their stay at the properties.

The area was very popular, and we are very pleased with the lovely people who have chosen to live with us!

INDEPENDANT TENANT ADVISORS

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STAY IN TOUCH

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