

INTRODUCTION AND UPDATE

- With Southwark's planning team not giving us the green light for our previous proposals, there has been some delays to moving forward with the redevelopment of your community. We know that this has been disappointing for many of you and that's why we've brought in Mount Anvil to help us speed up the process.
- Our new joint venture partner, Mount Anvil, will work together with us and you, to create the community you want and then secure planning permission for it. Riverside will remain your landlord throughout.

MEET THE MOUNT ANVIL TEAM



Adam Leach
Development
Director



Crystal Nicholson
Resident Engagement
Manager



Tim Whyman
Head of
Design



James Horner
Development
Manager

PROFESSIONAL TEAM

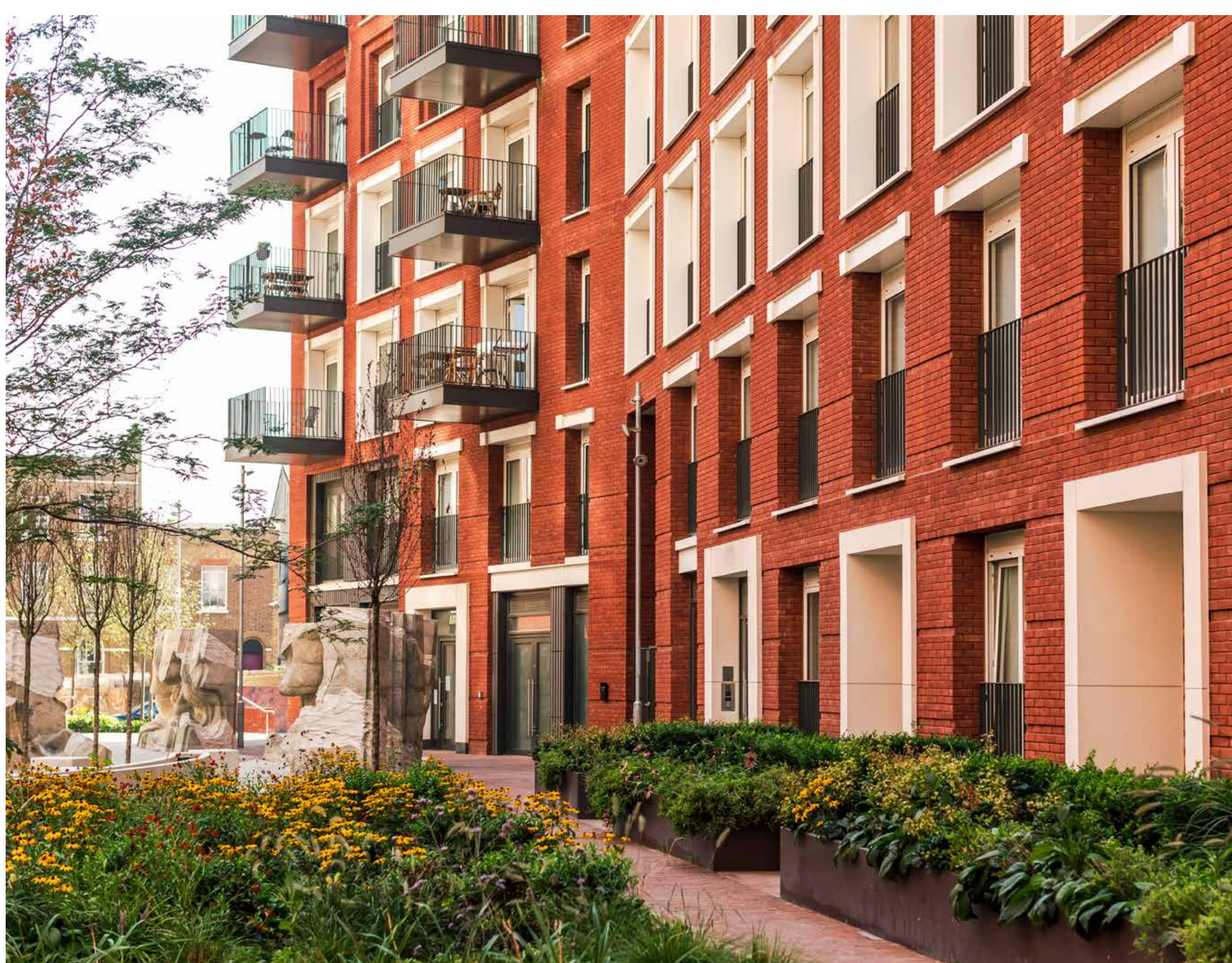
- **Your Architects** **Allies and Morrison**

New to Friar's Close and Burrell Street, but worked a lot with Mount Anvil and in Southwark before:

- **Your Landscape Architect** **EXTERIOR ARCHITECTURE**

- **Your Planning Consultant** **BARTON WILLMORE**

MOUNT ANVIL EXPERIENCE



Keybridge House
Lambeth
Architect: Allies and Morrison



Queen's Wharf
Hammersmith & Fulham
Architect: Assael Architects

RESIDENTS CHARTER & DECANT PROCESS

OUR PLEDGES TO YOU



Build more family homes to assist those families who are overcrowded



Improve accessibility to buildings by providing lifts to all floors



Improve security with key fob and intercom systems



Provide homes that are more energy efficient and sustainable, with modern kitchens and bathrooms



Ensure all homes have private external space such as a balcony



Build more homes to meet the local housing need



Keep the community together and make sure that we create a place where residents can feel proud to live

WHAT ARE MY RIGHTS AND HOW WILL RIVERSIDE SUPPORT ME?



Riverside will compensate you at least £7,100 for moving



Riverside will provide you with a disturbance payment to cover the cost of moving into your temporary home and moving back into your newly built home



Every tenant will have the right to return to the newly built home



You will remain a Riverside tenant



Riverside will provide you with a packing, wrapping and removal service for both moves



Riverside will keep you fully informed of the programme and any changes that are made



You will continue to pay your rent and service charge to Riverside



You will continue to pay your existing rent during the temporary move

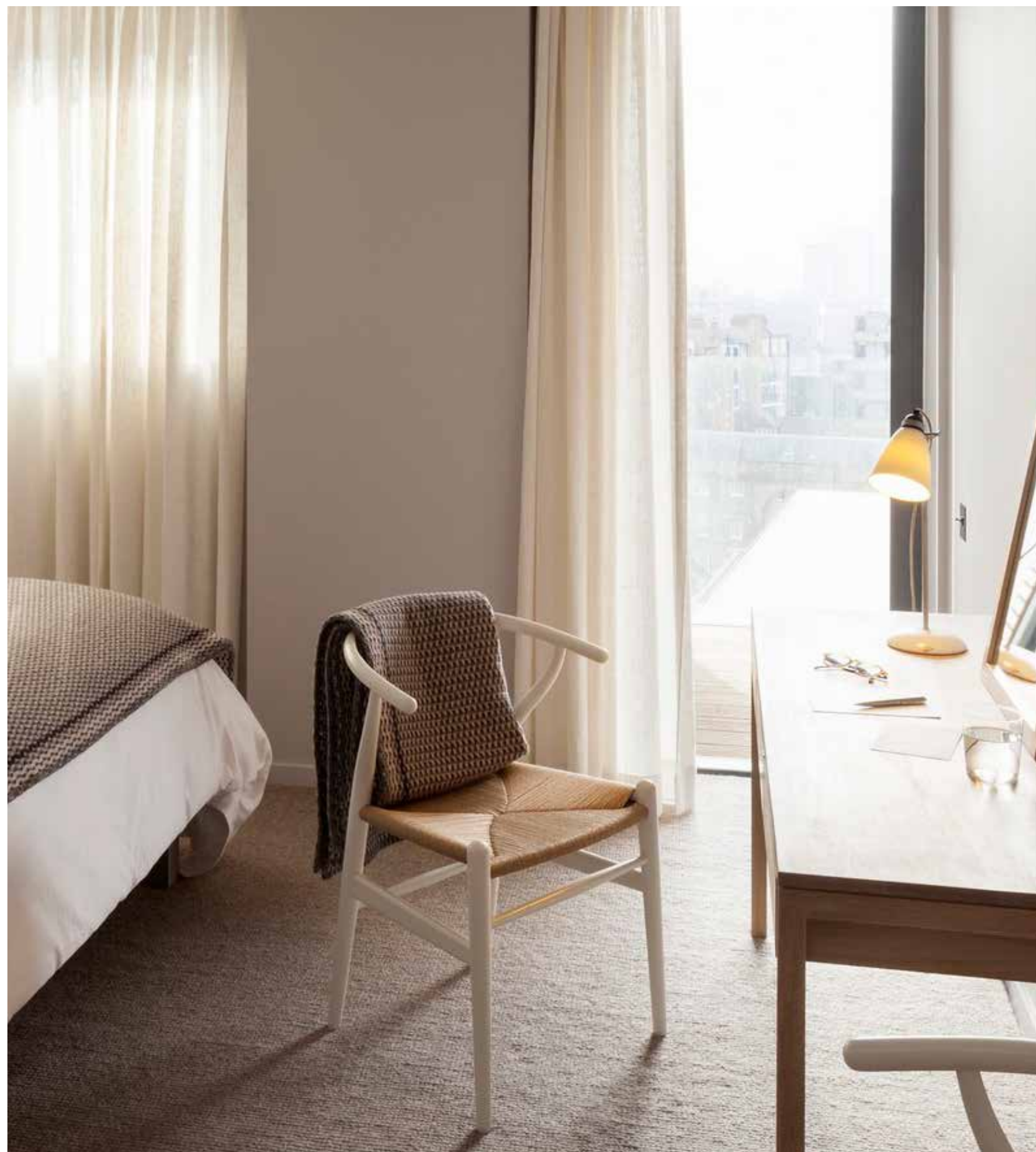
Is there anything else you would like us to include as a commitment to you?



WE ARE LISTENING

We've reviewed your feedback to date. Here is a summary of what we think is important to you;

YOUR NEW HOME



- Homes that are safe and secure
- Homes that are finished to a high quality with improved accessibility
- Home layouts that work for residents with improved storage
- Private balconies to all homes

THE NEW PLACE



- Outside spaces that are safe and secure
- Places for social interaction with neighbours
- Community space for all ages to enjoy

THE PROCESS



- Rents to be no higher as a result of the redevelopment
- Communication – to be kept up to speed with clear, concise and transparent information
- Support when you move to your temporary home and when you move on to your permanent home

Have we captured everything?



HAVE YOUR SAY!

WHEN DEVELOPING YOUR NEW HOME WHAT IS MOST IMPORTANT TO YOU?

Please add your sticky notes with any additional comments/feedback



HOW WE WILL INCORPORATE YOUR FEEDBACK

• SAFE AND SECURE HOMES



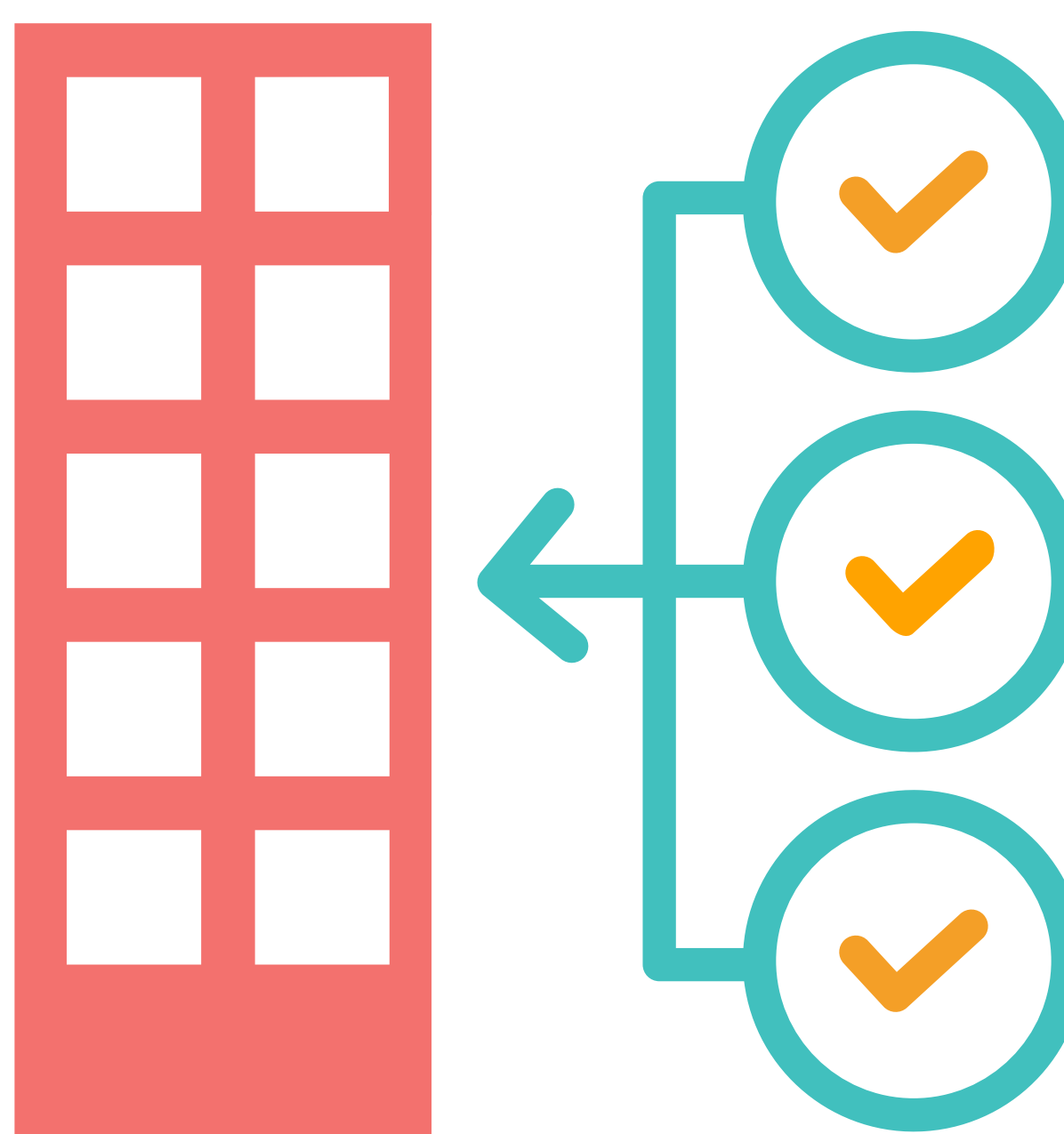
- Secure fob accessed entry doors
- CCTV
- Well lit and overlooked spaces, pathways and entrances
- Concierge

• HIGH QUALITY HOMES



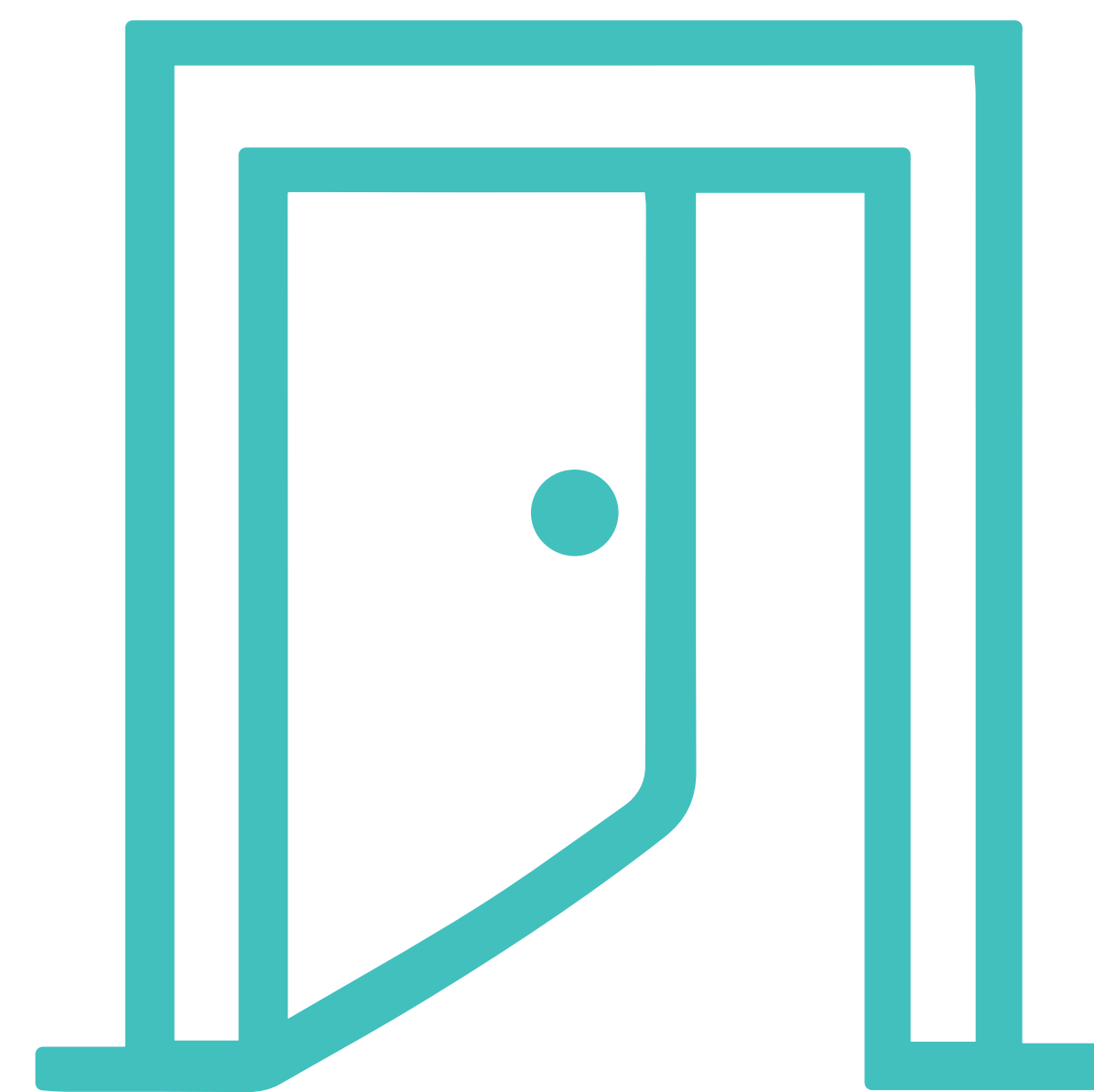
- More energy efficient homes
- Reduction in noise transference
- Improved storage
- Maximising sunlight and daylight to homes with better ventilation

• FIRE SAFETY



- Home fitted with sprinklers throughout
- Use of a software called 'DOME' to demonstrate that the building has been built safely
- Advanced warning fire alarm system

• ACCESSIBILITY



- Homes adapted to your needs
- Homes on one level
- Step-free access throughout
- Lifts to access all homes
- Better lighting

• COMMUNAL SPACES



- Spacious balconies for all homes
- Shared outdoor spaces for all age groups to enjoy
- Shared Low Line pathway

• COMMUNICATION



- Regular updates and resident's newsletter
- Regular on-site surgeries
- Independent Tenant Advisor
- Dedicated website and inbox

HOW WE ARE GOING TO GET PLANNING



 **Riverside** + Mount Anvil, better London living 



SOUTHWARK'S SUPPORT

To gain the support from Southwark planners, the scheme needs to be compliant with their policy.

We will focus our efforts on their main priorities;

- A scheme that will meet the needs of the existing residents
- Increase the number of homes to assist with the housing shortage
- High quality new homes
- Homes that respond to climate change and sustainability

YOUR SUPPORT

The redevelopment of Friar's Close and Burrell Street is about YOU. You're at the heart of the proposals and we'll deliver new homes that meet the needs of you and your family.

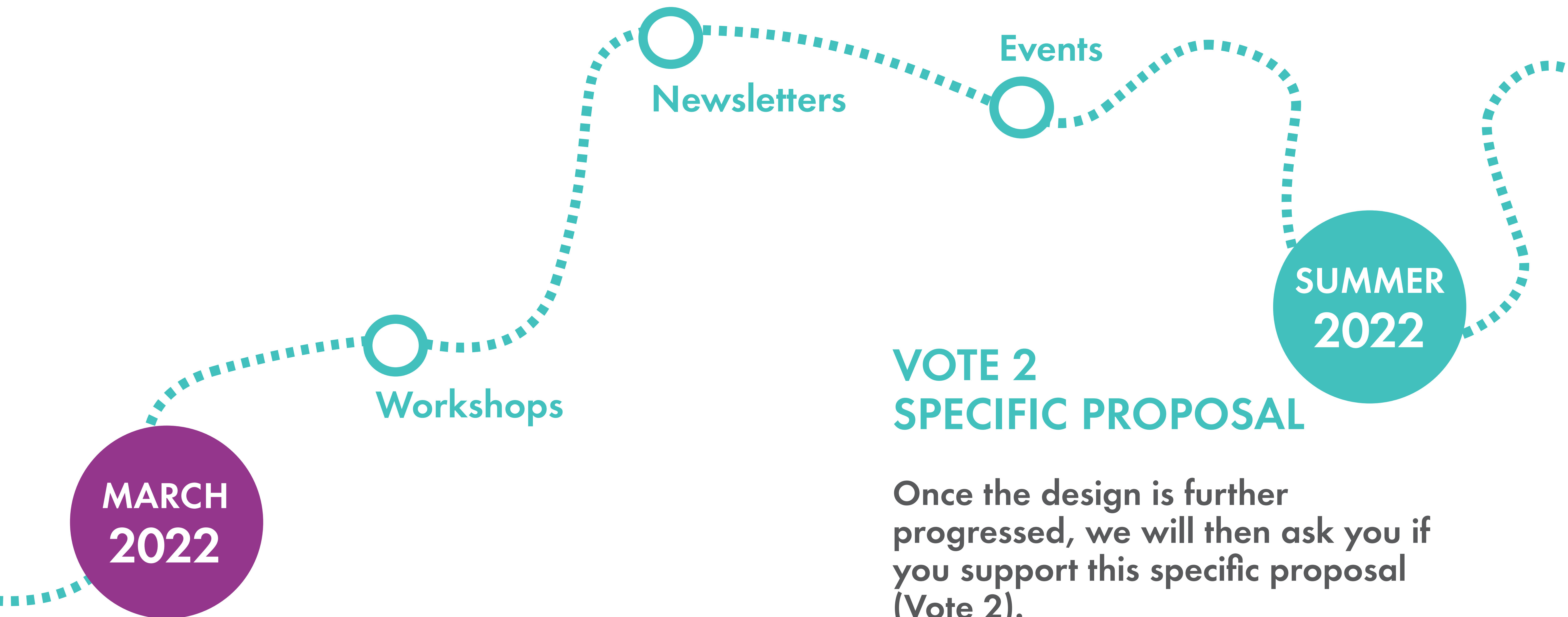
The Residents' Charter outlines our commitment to you and the ways we'll work together to deliver the redevelopment successfully. Please get involved in developing the Charter to make sure we capture what is important to you.

Through ongoing resident workshops and the Charter we'll develop our design proposals. In a MONTH, we'll be asking you to cast your vote! This will help us to demonstrate your support and wishes for the redevelopment to the planners at Southwark Council.

YOUR VOICE AND YOUR VOTE MATTERS!

WE NEED YOUR VOTE!

HOW WILL THIS HAPPEN?



VOTE 1 REDEVELOPMENT PRINCIPLES

We're going to hold a vote for in principle resident support in March 2022 (Vote 1).

We're doing this because we want to know that everyone living on the estate supports redevelopment before we re-open discussions with Southwark planners in April.



Throughout both stages, Ray Coyle, your independent tenant advisor, will ensure that all votes cast will be independently collected and verified to ensure a fair and transparent process.

Ray will also be able to provide independent advice and answer any queries you may have.

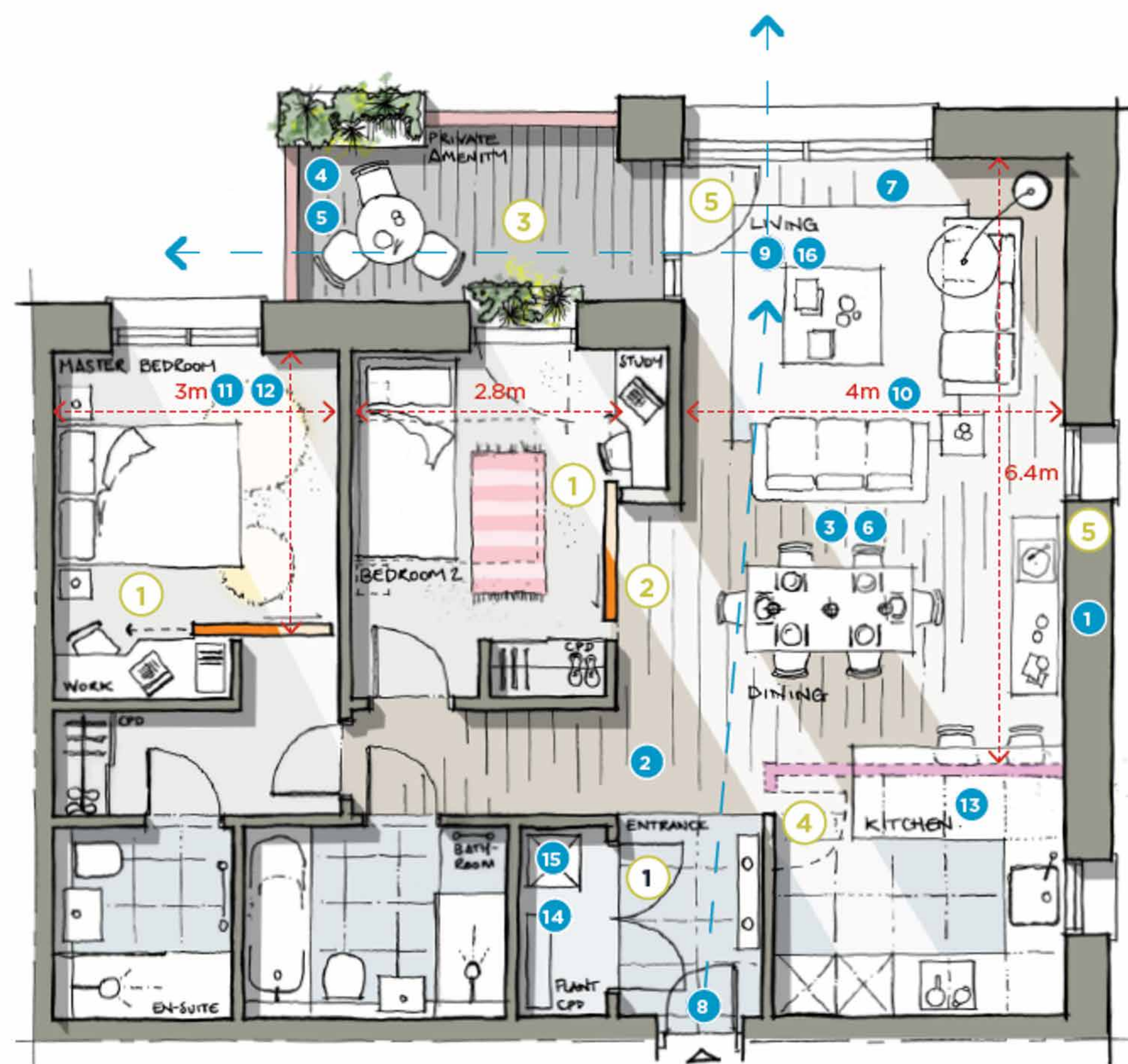
MOUNT ANVIL FRAMEWORK

Each Mount Anvil development is different, which is why we don't have standard home layouts.

As such, we have developed a **UNIQUE FRAMEWORK** which we can use to measure the quality of our homes. Why? So we can keep improving and enhancing how we positively impact the lives of the people that live in them, with the aim of maximising health & wellbeing

EXAMPLE HOME FOR TESTING

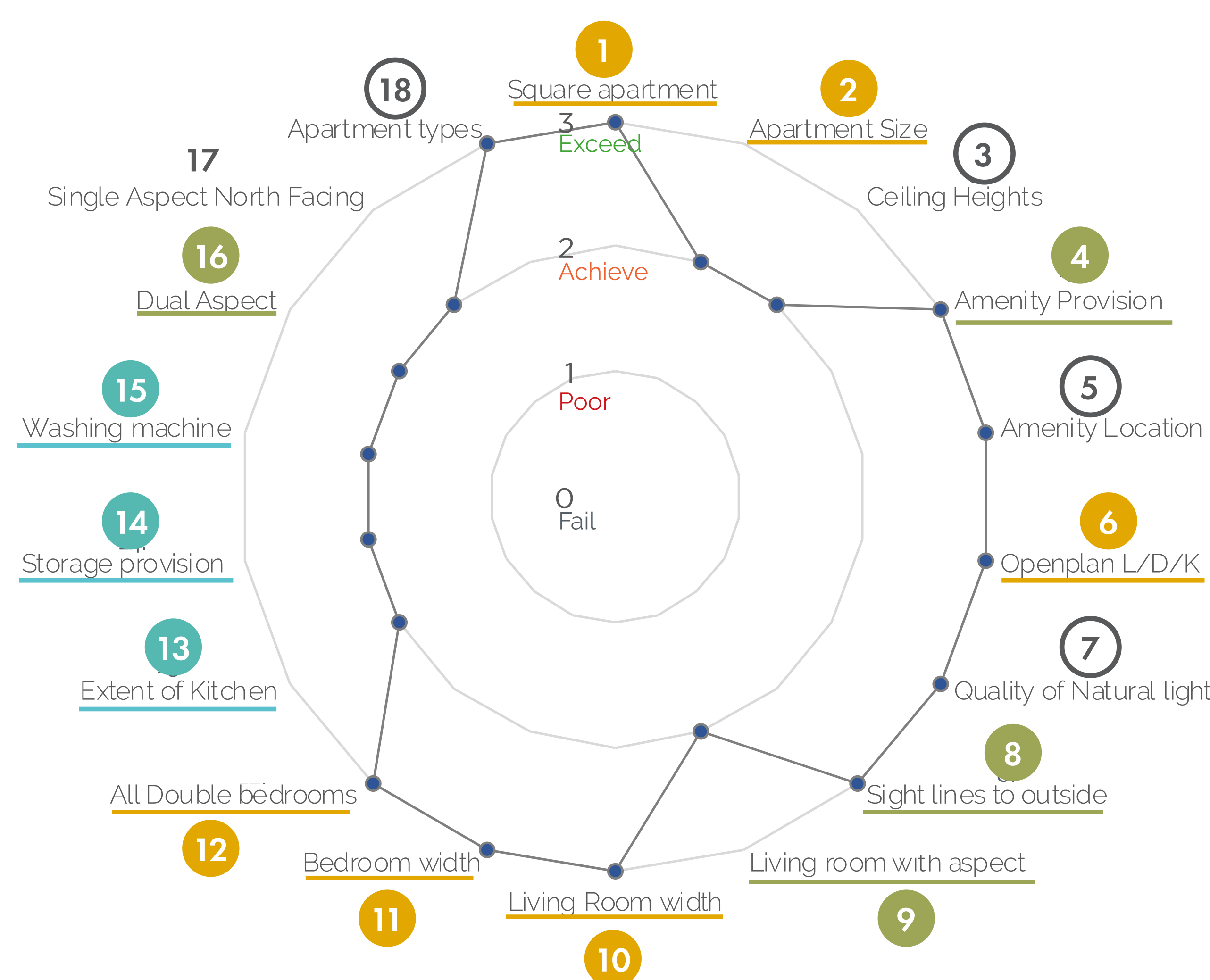
Taken from another Mount Anvil scheme



NOTE:
Your home layouts have not yet been designed.

HOME SCORE MATRIX

18 key areas to check quality of homes



- Flexibility
- Storage
- Amenity & Aspect

We want to get the layouts right, so we would love the opportunity to hold a separate design workshop with you

NEXT STEPS & TIMESCALES



Please note: this is an indicative timeline