

 **Riverside**

**Bellway** | London



# Resident update

**Geoffrey Close, York Close and Canterbury Close**

October 2022

**In September 2020 we shared with you the proposals for your estate which we submitted as part of the planning application. Since then, we have been in lengthy discussions with Lambeth Council about some changes they would like to see, ahead of us starting construction on site. We appreciate this has taken longer than we anticipated and we apologise for the delay.**

This brochure provides an update on what we have been doing over the last year and what you should expect next. In this document, you will find information on:

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# What we have been doing since we last met

- ✓ In **December 21** we presented the construction plan for your estate with our joint venture partners Bellway.
- ✓ In **February 22** we started a tenancy audit with phase one (block A) of the redevelopment, these are homes 71-84 Geoffrey Close. As we progress with each stage of the redevelopment, we will continue to carry out tenancy audits.
- ✓ In **March 22** we began enabling works in the ballcourt. We also issued a newsletter and introduced you to your new Senior Development Manager Jamie Wrye, who joined our team earlier in the year. Hopefully, most of you have met with Jamie, he has attended numerous surgeries and will continue to do so over the coming months. Keep an eye on the notice boards and the Facebook page to find out when he will be on the estate.
- ✓ In **April 22** we conducted a parking audit with those of you who have a parking permit issued by the Tenants Association.
- ✓ In **May 22** we held a Resident Steering Group meeting with your Independent Tenants' Advisor.
- ✓ Throughout the Summer, Bellway carried out further enabling works in preparation for start on site this Autumn. Our consultants progressed with the designs of the new homes, focusing on block A.

We continue to hold on site surgeries every month, come and meet with your Housing Officer and Resident Liaison Officer, on the first Tuesday of every month, from 4.30 to 6.30pm.

## What we are doing now

### Parking permits

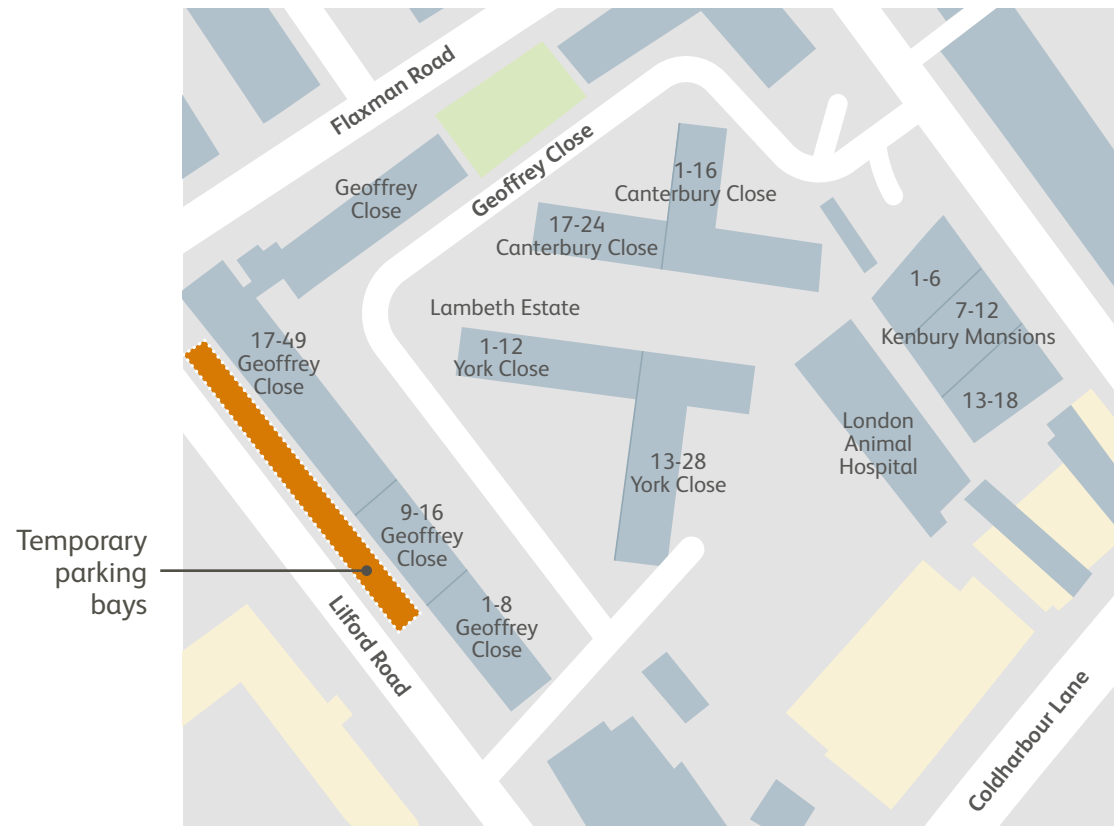
Phase one construction is due to begin in Autumn and, as a result, we will be suspending parking on the estate to ensure the health and safety of our residents and to allow construction to start. Over the last month, we have been in discussions with Lambeth Council to understand their requirements around CPZ parking permits.

The Council told us that vehicle owners will need to apply for permits directly online; this is part of their parking policy which we do not have control over. We will be in contact with relevant households with further details on how to apply for a permit; and our team will be on site to offer support and access to a laptop if needed.

We would like to reassure residents that we will cover the cost of the CPZ parking permits.

### Temporary parking

In response to resident feedback, we have been working with Bellway to identify some onsite parking for those most in need, during construction. For those residents who are elderly, registered disabled and/or have mobility issues, we feel it is important to provide onsite parking while the first phase of construction works take place. We have identified a suitable space where the temporary parking will be provided prior to closing off the estate, as shown in the area highlighted in orange, on the image right. We will continue to engage with relevant households as we work through the details.



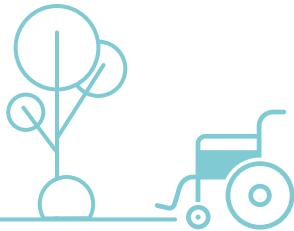
We appreciate that there will be some disruption for those living in blocks 1 – 49 Geoffrey Close, whilst this work is being carried out later this Autumn. We will work with you to keep disruption to a minimum.

**We want to reassure you that we will not close off the estate until all eligible residents have either a CPZ parking permit or a temporary parking bay.**

## Adult children

**We have been working with Lambeth Council to gain their support in taking forward our offer of a home to adult children living on the estate.**

It has always been our intention to offer any surplus one bed homes to those adult children that are able to afford to live independently in their own home. However, the Council feel that this offer resembles a (Sons & Daughters) policy which they deemed unfair some time ago and, therefore, won't allow us to allocate any surplus properties to adult children. We are still in discussion to negotiate an alternative offer that will allow adult children to apply for independent living. We will continue to keep you updated on these discussions.



## Aids and adaptations within your home

**We have now appointed an Occupational Therapist who will assess those of you that require aid and adaptations within your new home. We will be in touch over the coming months with more details and timescales on when they will be visiting homes to carry out these assessments.**



## Resident engagement/What's coming up

### Construction plan, phase one

Ahead of phase one (block A), we will hold an event with Bellway to present a construction plan. An invite to this event will be sent to you later this month, once the date has been confirmed.

### Employment opportunities

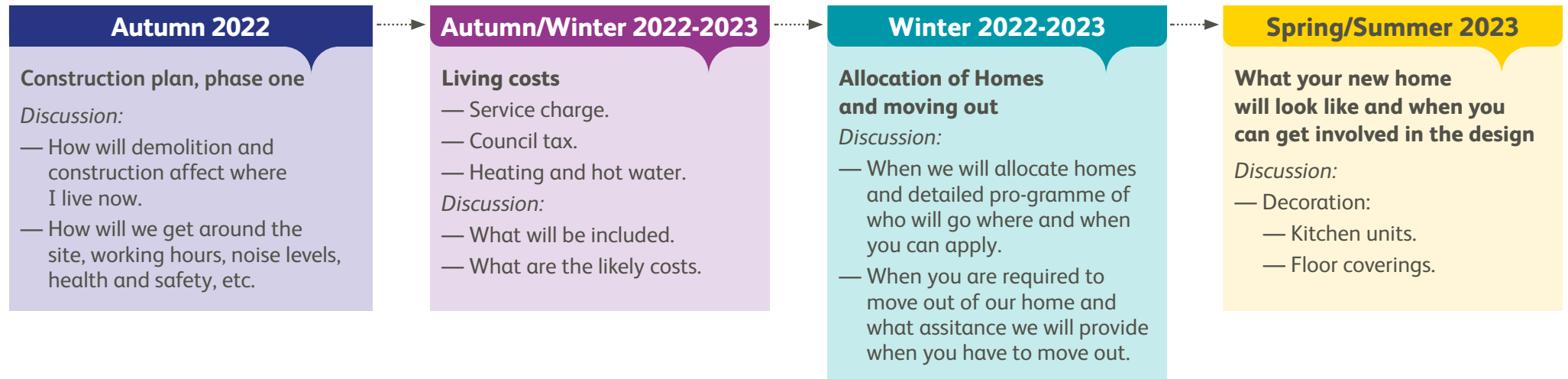
We are working with Bellway and Lambeth Council to offer a number of employment opportunities to your local community. Residents will have the opportunity to join the construction team through apprenticeships, training/skills development programmes and full/part time employment. We will soon be providing more details on this, along with information on how you can apply.

### Policy workshops

During these sessions, which will take place in the Winter, we will be able to share our allocations policy and discuss this process with you. We will also go through our vacant possession policy and provide you with a timeline and key actions, such as when you will move out of your existing home and into your new one.



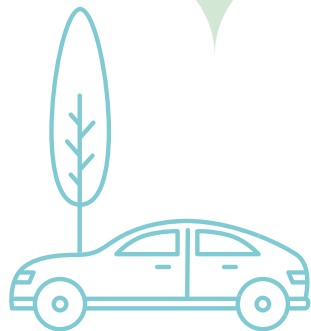
# Engagement timeline



## Enabling works in Autumn 2022

Since we received planning approval, we have carried out a number of surveys onsite and we will continue to carry out additional enabling works as we progress towards the start of construction. Below is a list of key works that will take place this Autumn, in the lead up to the start of phase one construction.

- Pre-construction works
- Survey work – Trial pit holes
- Hoarding design for the ball court
- Construct temporary car park
- Emptying some pram-sheds and bin stores facing Kenbury Street
- Hoarding of the site, closing off vehicle access
- Install staff welfare cabins
- Start on site.



## Design/planning update

In line with delays, here is an updated construction plan.

Phase	Block	Timeline (presented in Sept 20)	Updated timeline	Tenure
1	A	Spring 21 – Spring 22	Autumn 22 / Winter 24	Existing residents
	Decant into A	Spring 22	Winter 24	
2	B1 & B2	Sumer 22 – Winter 23	Winter 24 – Autumn 25	Existing residents
	Decant into B1 & B2	Autumn 23	Autumn 25	
3	C1	Winter 23 – Spring 25	Winter 25 – Summer 27	Affordable
	C2	Winter 23 – Spring 25	Winter 25 – Summer 27	Private
	Decant into C1/C2	Summer 25	Summer 27	
4	D1/D2	Summer 25 – Autumn 27	Winter 28 – Winter 29	Affordable
	E1/E2 & F	Summer 25 – Autumn 27	Winter 28 – Winter 29	Private



## Decant plan

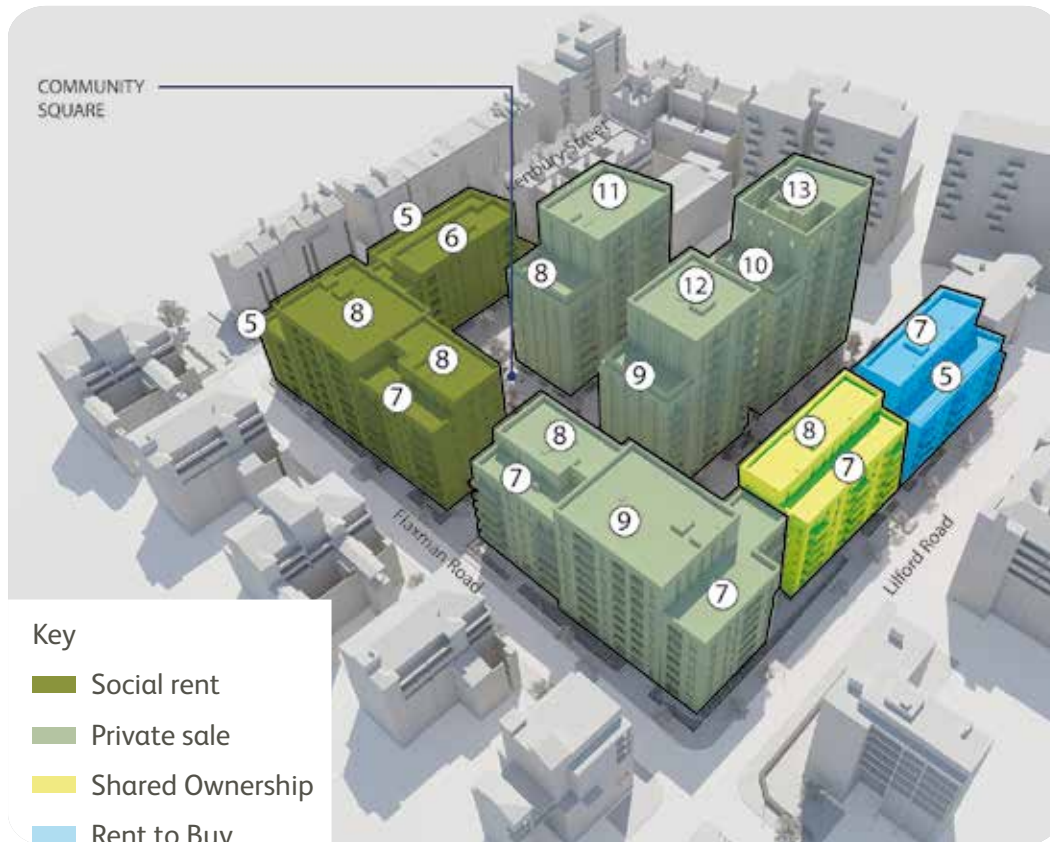
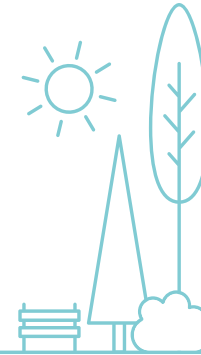
This table outlines each phase, and which homes will be required to move within the phase. This has not changed since we last presented it to you in September 2020.

Phase	Block	Mix of homes	Allocation priority to:
One	A	8 x 1 bed 2 person 2 x 2 bed 4 person 1 x 2 bed 4 person wheelchair 7 x 3 bed 4 person 5 x 3 bed 5 person 2 x 3 bed 4 person wheelchair	<i>Mandatory moves:</i> 71-84 Geoffrey Close <i>Homes available for allocation will be offered in priority to;</i> 1st 50-70 Geoffrey 2nd 17-49 Geoffrey 3rd 1-16 Geoffrey
Two	B1	22 x 1 bed 2 person 2 x 1 bed 2 person wheelchair 14 x 2 bed 4 person 10 x 3 bed 4 person 4 x 4 bed 6 person	<i>Mandatory moves:</i> 1-24 Canterbury 50-70 Geoffrey 17-49 Geoffrey
Two	B2	1 x 1 bed 2 person 14 x 2 bed 4 person 4 x 2 bed 4 person wheelchair 6 x 3 bed 4 person 3 x 3 bed 5 person 1 x 4 bed 6 person	<i>Homes available for allocation will be offered in priority to;</i> 1st 1-16 Geoffrey
Three	C1	1 x 1 bed 2 person 16 x 2 bed 3 person 11 x 3 bed 4 person 1 x 4 bed 6 person	<i>Mandatory moves:</i> 1-28 York 1-16 Geoffrey Tenants with the Right to Return



# What's changed and why?

In response to feedback from the Greater London Authority (GLA), we have had to make some minor changes to the proposed scheme that we presented to you prior to planning submission in September 2020. The main changes are outlined below.



## The gated community

The GLA rejected our proposal for a gated community as they felt the gates would not support the relationship with the surrounding area and therefore would not comply with the Mayor's London plan policy.

## Parking

The GLA has a zero carbon policy and have instructed us to reduce the number of onsite permanent parking bays to 22. Fifteen of these bays must be allocated for disabled residents, and seven will be for general parking for existing residents. The reduction in car parking spaces will also allow us to increase the landscaping areas for residents to enjoy.

## Number of affordable homes

The GLA asked us to review our plans and increase the number of affordable homes. Through lengthy discussions, we negotiated an additional 62 affordable homes, available through Shared Ownership and Rent to Buy 'London Living Rent' schemes. These will be located next to the church, as shown in the image left, and will not affect the number of social rented homes for our existing residents.

## Arbour Square

The development will require a marketing name for the homes that are for sale, whilst under construction. The name we have chosen is Arbour Square. This is for marketing purposes only and will not be the name of your new estate. We will consult with you on the name of the new blocks before construction is complete.



ARBOUR SQUARE

LAMBETH



# Indicative home layout

1 bedroom, 2 person



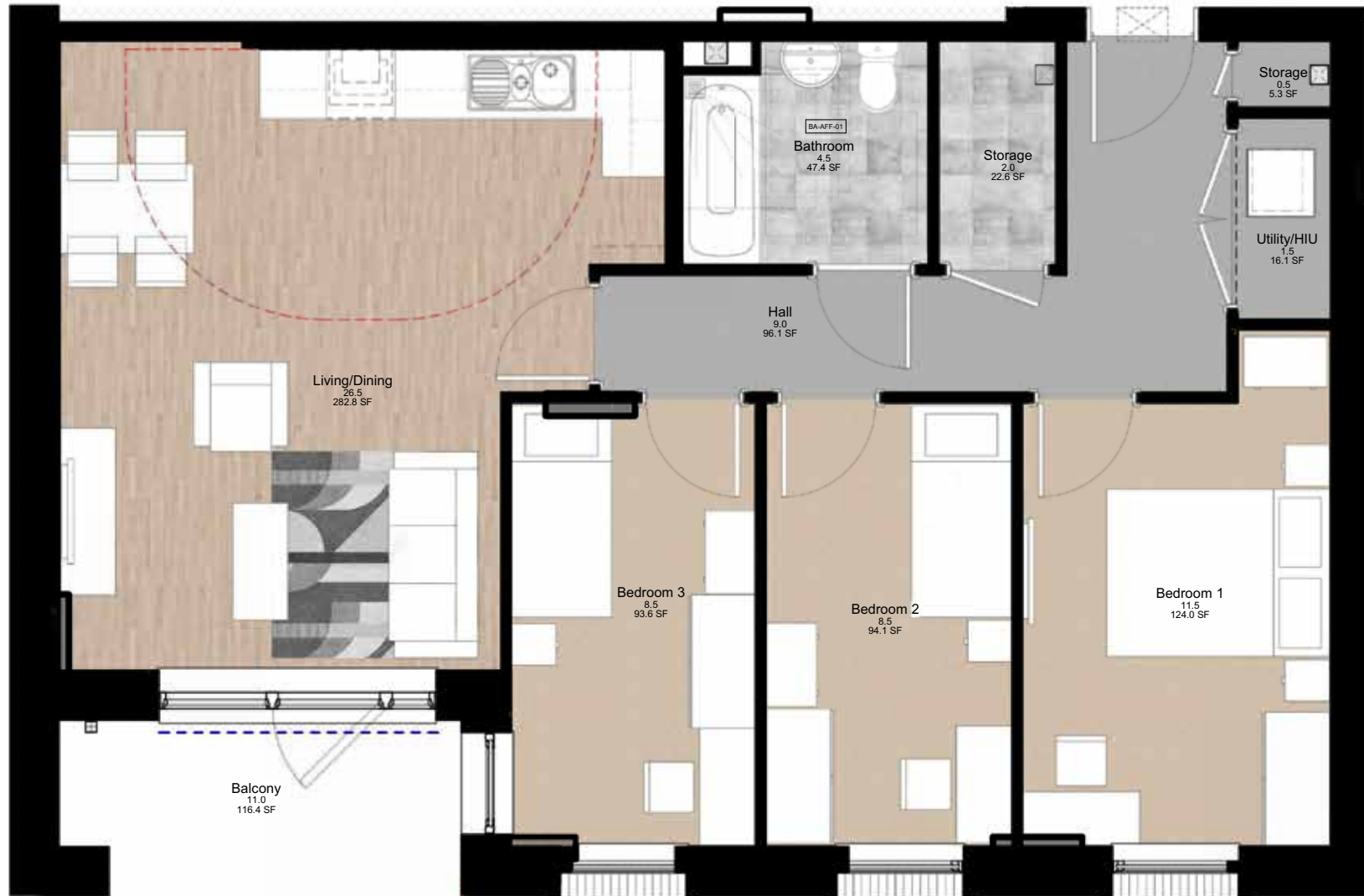
# Indicative home layout

2 bedroom, 4 person



# Indicative home layout

3 bedroom, 4 person



# Indicative home layout

4 bedroom, 6 person



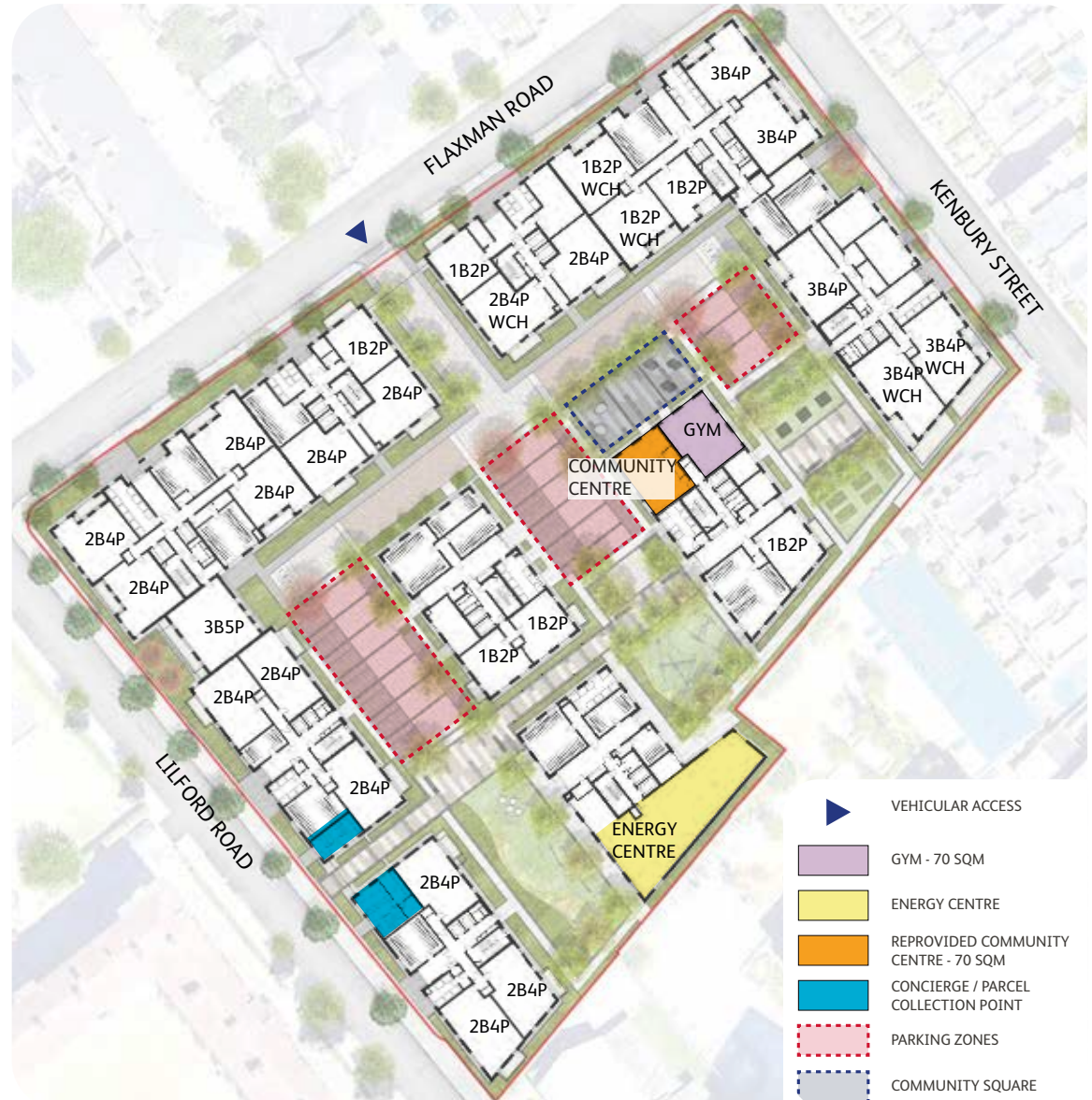
## What remains the same

- Brick built facades
- A mix of inset and projecting balconies
- Homes to meet the need of the community
- Landscaped areas for all age groups to enjoy.

## Landscaped areas for everyone to enjoy



## Ground floor communal spaces





## Riverside commitments

1. **Keep the existing community together – all current residents will be offered new homes on the estate. Residents that choose to move off the estate during construction will have the right to return to the new built estate.**
2. **Manage the development so that residents can stay in their current home until they move into their new home.**
3. **Provide all existing tenants with new homes built to modern standards and to a size that meets your housing needs.**
4. **Help you through the development by compensating you with a home loss and disturbance payment.**
5. **Keep the same security of tenure and the same levels of rent for all existing tenants.**
6. **Provide homes that are more energy efficient, more accessible and will have modern kitchens and bathrooms.**
7. **Improve security across the estate through design and management.**
8. **Provide private outdoor space for all residents either via a balcony or private garden.**
9. **Improve accessibility to buildings with lifts, maintaining security with fob and intercom systems.**
10. **Provide new landscaped communal areas outdoors for residents of all ages to enjoy.**
11. **Build new homes on the estate which will be for sale and will help fund the new and improved homes for existing tenants.**



## Housing management update

### Clearing of the phase one pram-sheds

Thank you to all the residents that have cleared the pram-sheds facing Kenbury Street, which are included in the phase one delivery. We will continue to provide bulk removal to clear any unwanted items.

### Transfers

Residents that choose to move off the estate, will have the right to return to the new built estate. One of the benefits of our merger with One Housing is that residents can now register for a new home with both organisations. This means customers will be able to apply for a move into any area where the two organisations' (One Housing & Riverside) own homes. The exception will be where the local authority has specific requirements on the need for a local connection. Our housing team can talk you through options and offer support if you decide to move off the estate.

### Fly tipping on and around the estate

We have noticed an increase in fly-tipping. At times, we have had to arrange several collections to ensure that your estate is free of bulk waste. While we can continue to arrange collections, these costs will be calculated and passed onto you in the following years' service charge. It is important that we work together to reduce fly-tipping and to identify any persistent offenders. Please book bulky waste collections with Lambeth Council; contact us if you have any information that can help us tackle this problem.

## Guardian update

We have a number of Guardians from various backgrounds and employment occupying homes on your estate, which include:

- NHS London Ambulance Service
- Academy and Nursery School Teacher
- Probation Officer
- Architectural Assistant
- Art Director
- The total number of key workers in occupancy is 45 %.

The feedback we've received so far, is that LOWE guardians really enjoy living on the estate and have built positive relationships with each other and the Riverside community. Flats within the Lambeth estate are incredibly popular and have provided a lovely home for key workers within the community.



## Stay in touch

We are always happy to hear from you and to answer any questions you may have. For more information, please contact:

**Mandy Rana**, your Resident Liaison Officer

**07929 368603**

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## Need a repair?

- Report and book repairs quickly and easily with My Riverside, either online or via the app.
- Request a communal area repair via our website. This includes areas like an entrance hall, stairwell or a garden.