

YOUR ESTATE, YOUR SAY

What's New?

YOU SAID, WE DID

We have taken a number of actions to update our design proposals in line with your feedback from our most recent resident event on 10th September.



Your Temporary Homes

- Riverside have been exploring options to identify suitable temporary accommodation and have now identified a Southwark based 3rd party organisation to help with finding your temporary homes.
- The 3rd party organisation will offer additional support and resource to Riverside to help find suitable homes for you and your family.
- Riverside will still be your day-to-day contact throughout the process and you will continue to pay your existing rent and service charge as normal.
- Riverside will be in touch with further details following the planning application being submitted.

What's Next?

October '22

The final resident vote will open on Monday 17th. We're seeking positive vote to submit our planning application to Southwark in December.

December '22

With your vote of support, we will be on track to submit the planning application this December

Spring '23

This is when we anticipate Southwark's decision on our planning application.

What's Happening this Winter

This time-line is subject to receiving majority resident support in the October vote.

Resident Sentiment Survey

Tell us about your experience living on the current estate. We'd like to then revisit this survey with you once you move into your new home, and every year after that, to understand the impact your new home has had on you and your family.

Decant Survey

We want to know what's most important to you when moving into your temporary homes.

Decant Workshop

We will consult with you on options for your temporary moves.

Planning Application Submission

We will submit our planning application to Southwark.



WE'VE LISTENED TO YOU

Kitchens



YOU SAID

- "Would like windows in the kitchen"
- "Would like new appliances"
- "Could improve on letting in more natural light"
- "Do not want open plan"



WE DID

You can now choose whether to have a closed plan or open plan kitchen layout.

★ You can now choose if you'd like us to gift you new white goods.

- + Kitchen windows and glazed doors will now be provided for 3, 4 and 5 bedroom homes where closed plan kitchens are chosen.
- + Kitchen windows and glazed doors will now be provided for some, but not all, 2 bedroom homes. We'll aim to maximise the number of 2 bedroom homes that could have kitchen windows.



Room Size & Storage

WE DID

We've reviewed all existing rooms sizes against the new proposals.

YOU SAID

- "Kitchens will be very small"
- "Bedrooms too small"
- "Lack of Storage Space"

1 Bedroom Sizes

All master bedrooms in new homes will be the **same or larger** than the average size of your current master bedrooms.

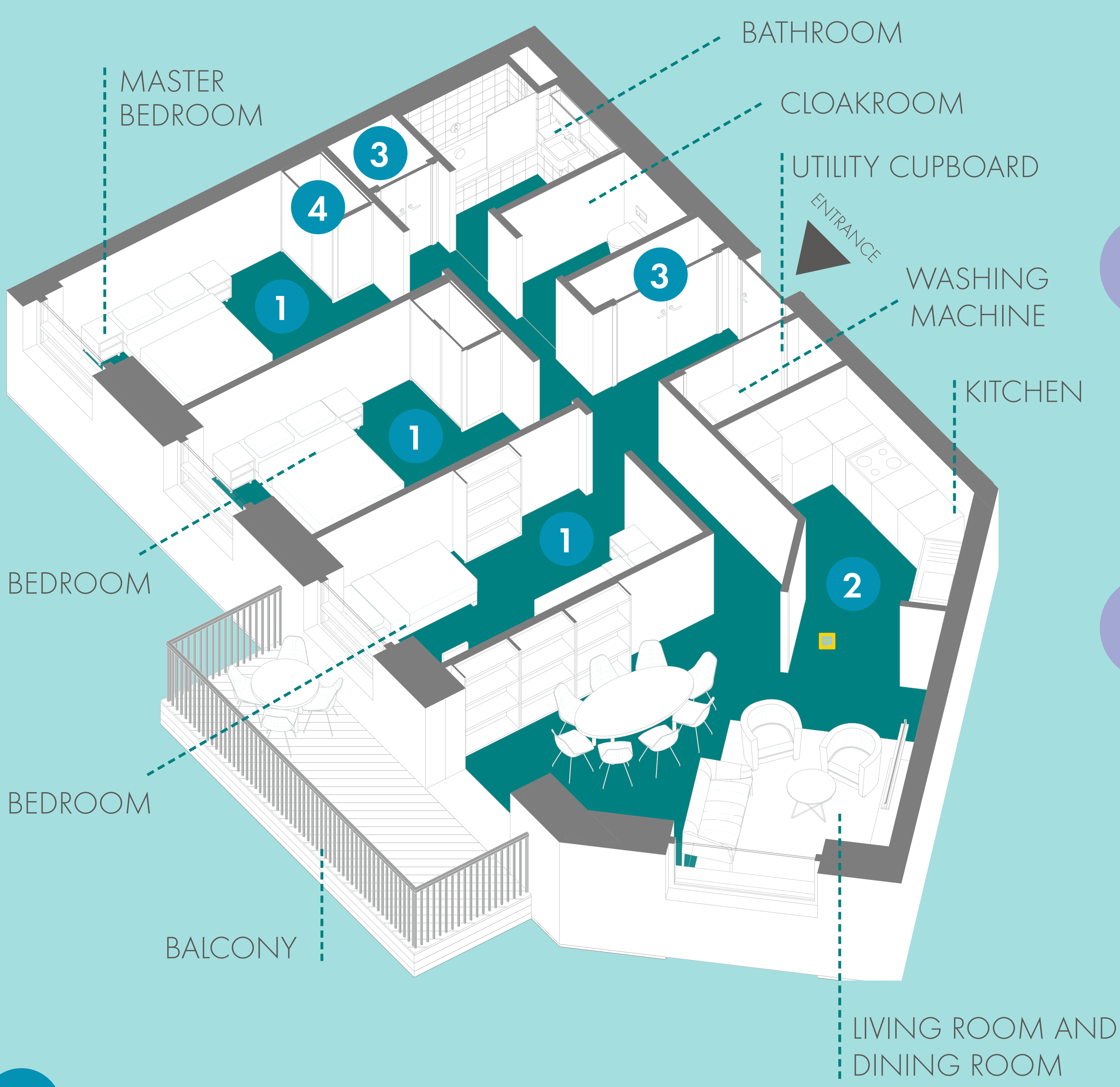
2nd bedrooms in new homes will be on average **26% larger** than current 2nd bedrooms.

3rd bedrooms in new homes will be on average **46% larger** than current 3rd bedrooms.

3 Storage

- 2 bedrooms will have a minimum of **2m² built in storage**
- 3 bedrooms will have a minimum of **2.5m² built in storage**
- 4 bedrooms will have a minimum of **3.0m² built in storage**
- 5 bedrooms will have a minimum of **3.5m² built in storage**.

Typical 3 Bedroom Apartment



2 Kitchen & Dining

- Kitchen and dining spaces in new homes will be the **same or larger** than the average size of your current kitchen and dining spaces.
- Living rooms in new homes will be the **same or larger** than the average size of your current living rooms.

4 Built-in wardrobes

★ You can now choose whether you'd like us to provide built-in wardrobes to master bedrooms.

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WE'VE LISTENED TO YOU

Ventilation

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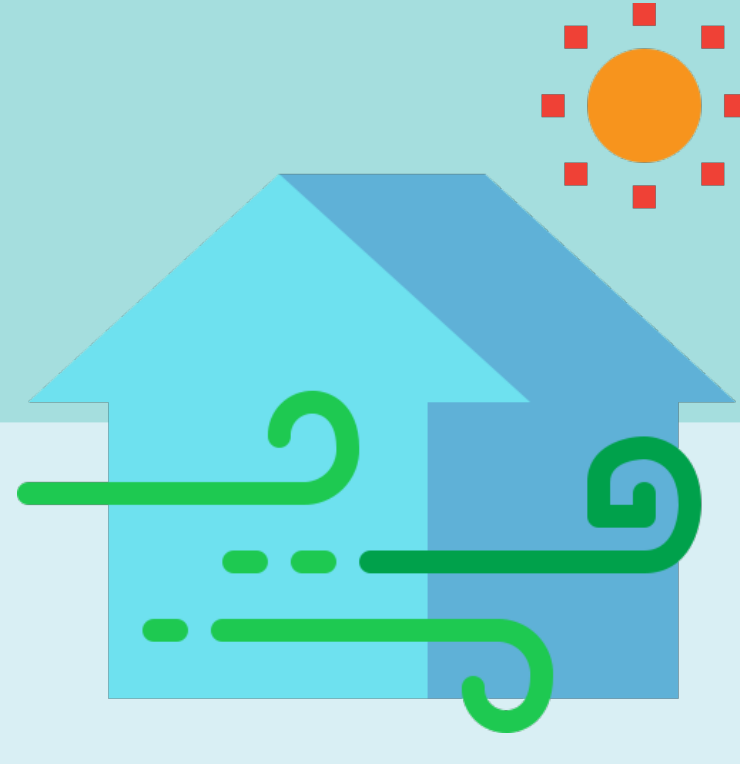
- "Losing air flow and natural light"
- "I have claustrophobia and need plenty of ventilation"
- "We are unclear how the air flow will work"



WE DID

All homes will benefit from a high-performance ventilation system.

Benefits Include:



- Constant supply of **fresh, healthy, filtered air** to all rooms in your home.
- Improved **air quality**.
- This will **eliminate mould, mildew** and combats **condensation**.
- This will **recover up to 90%** of normally wasted or extracted heat – better for the **environment** and better for energy usage.

How it Works?

The ventilation system works by providing **fresh filtered air** into a building whilst retaining most of the energy that has already been used in heating the building.

Balcony Doors

New homes will benefit from **wider windows** and **floor to ceiling glazed balcony doors** to maximise the amount of natural light in your homes.

Natural Light

YOU SAID

- "We would like to see more natural light in the homes"
- "Concerned about number of windows, light and air"



WE DID

- All homes undergo stringent daylight and sunlight testing as part of the design process.
- The results are submitted to Southwark as part of the planning application.



Homes Options

- You can now choose whether your kitchen is enclosed and has a separate window for 3-, 4- and 5-bedroom homes.
- All enclosed kitchens (2/3/4/5-bedroom homes) will have glazed sliding doors opening into the living rooms to provide additional light from the living rooms into the kitchen.



Window Size

New homes will benefit from **wider windows** and **floor to ceiling glazed balcony doors** to maximise the amount of natural light in your homes.

WE'VE LISTENED TO YOU

Access & Security

YOU SAID



“Currently we have no security here - it needs to be part of the new development”
 “Mobility issues/claustrophobia of lifts”
 “Open space around the block should be locked at night”

WE DID



1 Concierge

The concierge is to be staffed 24 hours a day, 7 days a week that works to improve the security of buildings ~~and intrusion of your privacy.~~

2 CCTV

CCTV is proposed that is monitored by the concierge and included to increase safety as a deterrent to anti-social behaviour .

3 Secure Entry

- Low Line gates are proposed that are locked at night by the concierge.
- Fob entry system to access lobbies, bin stores and bikes stores for added security.

4 Access

- Homes are accessed on upper floors either via 2 lifts or a stairwell.
- In the event of an emergency, there is an additional staircase to use in the shared ownership and private core added security.

5 The scheme will adhere to the Secured by Design principles. This is the official police security initiative.

6 We have also appointed a specialist lighting consultant to help improve the safety and security of the Low Line.

Day in the life of living at Friars Close and Burrell Street



Legend

- Residents Entrance
- Home to Bin Store
- Cyclist Entrance
- Visitors
- Regular refuse collection
- Postman, packages, deliveries



Light Follows Behaviour

LIGHT FOLLOWS BEHAVIOUR

Would you be interested in a night-walk with us?

- Light Follows Behaviour is a lighting design studio with a fresh approach to lighting.
- Their starting point is to listen and work with communities ~~to help us as much as they can help them. Their aim is to find out~~ how you live and use your spaces, and understand your vision for the future.
- They understand that they are designing places for people and not just infrastructure.
- They're working with Mount Anvil and residents on other schemes to design lighting that is welcoming, inviting and celebrates outdoor spaces.



WE'VE LISTENED TO YOU

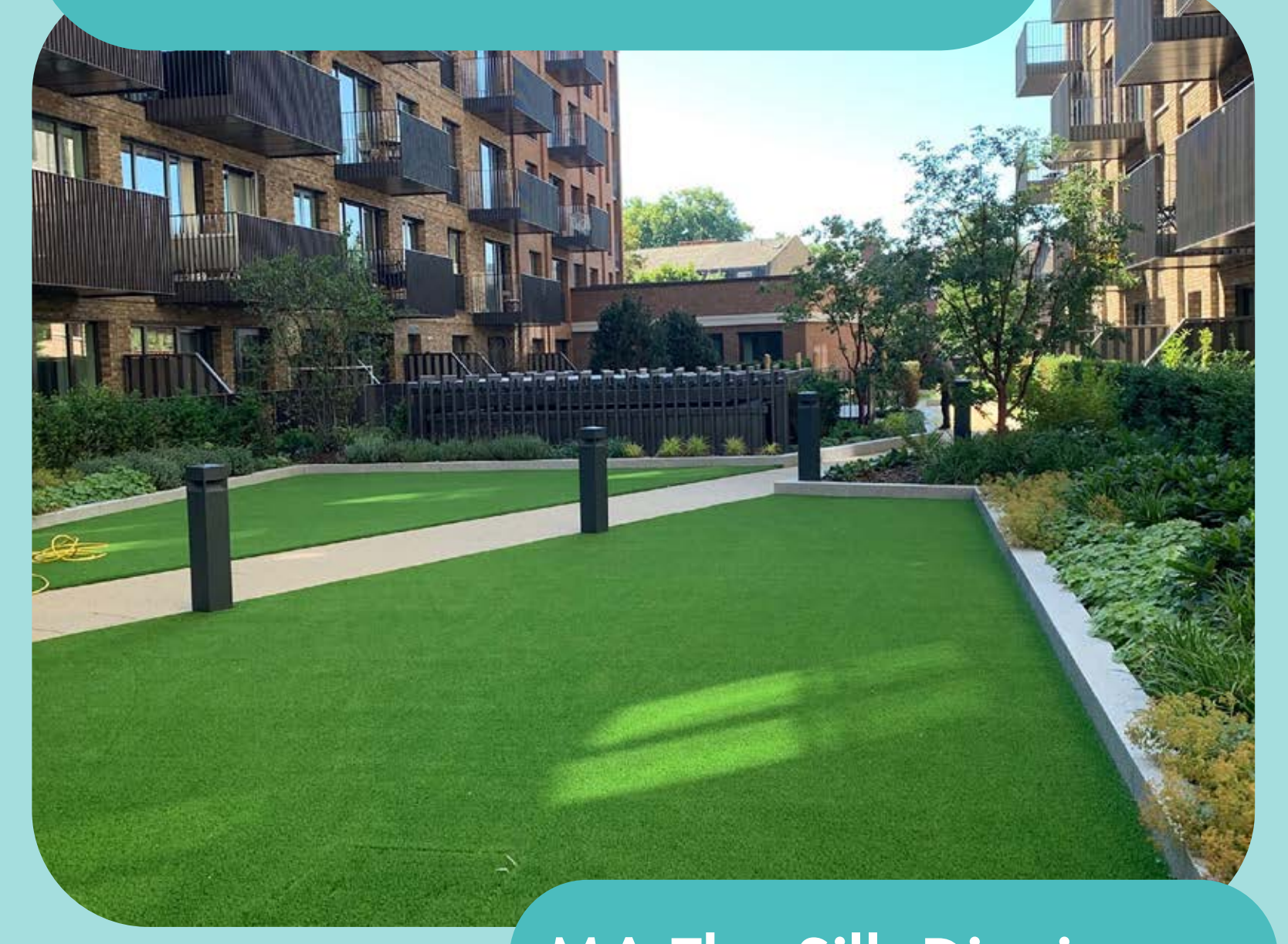
Outside Spaces



Covered Terrace 1



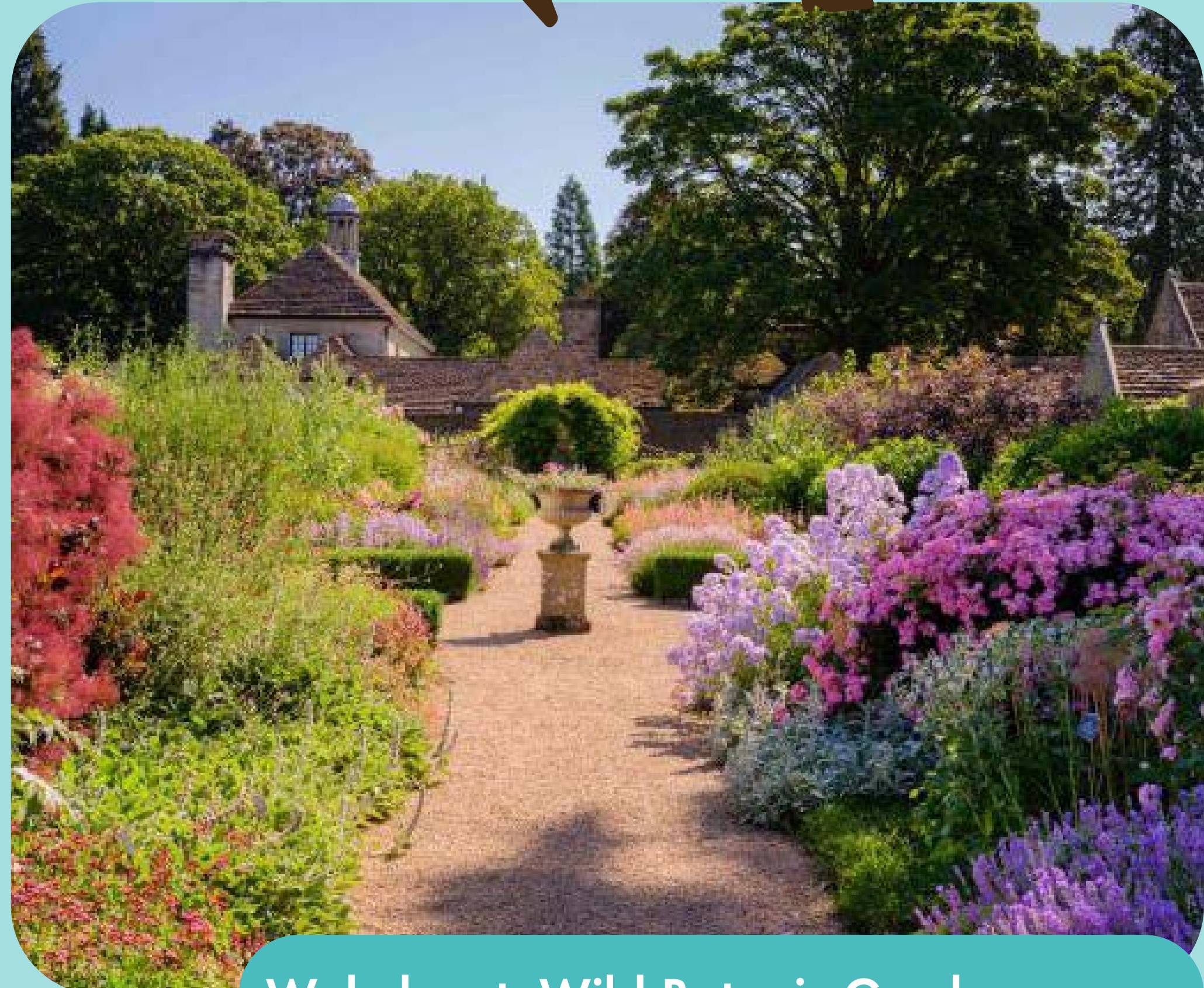
Resident Garden 2



MA The Silk District



Royal Botanic Gardens



Wakehurst, Wild Botanic Garden

We are now partnering with Royal Botanic Gardens Kew to help design the resident roof terrace. They will be helping us select the best species of plants and trees that are specifically chosen to attract a greater variety of wildlife whilst minimising ongoing management costs.

YOU SAID

- “Would be good to have somewhere to grow herbs and vegetables”
- “Try make the roof space as private as possible”
- “Losing my garden”
- “No swimming pool”

Resident Garden



MA Byng and Bellamy Street

Private Balcony

Whilst we recognise that some residents will lose ground floor gardens, all homes will instead benefit from a private balcony and have access to the shared gardens designed in collaboration with Royal Botanic Gardens, Kew ~~accessible by the public.~~



Sky Gardens Nine Elms

WE DID



Accessible Amenity

We're not able to provide a swimming pool due to the significant upfront cost and high ongoing maintenance cost that would be paid for through service charges. Instead, we have an indoor leisure studio and work lounge at level 9 that all residents have access to via a paid and bookable system.

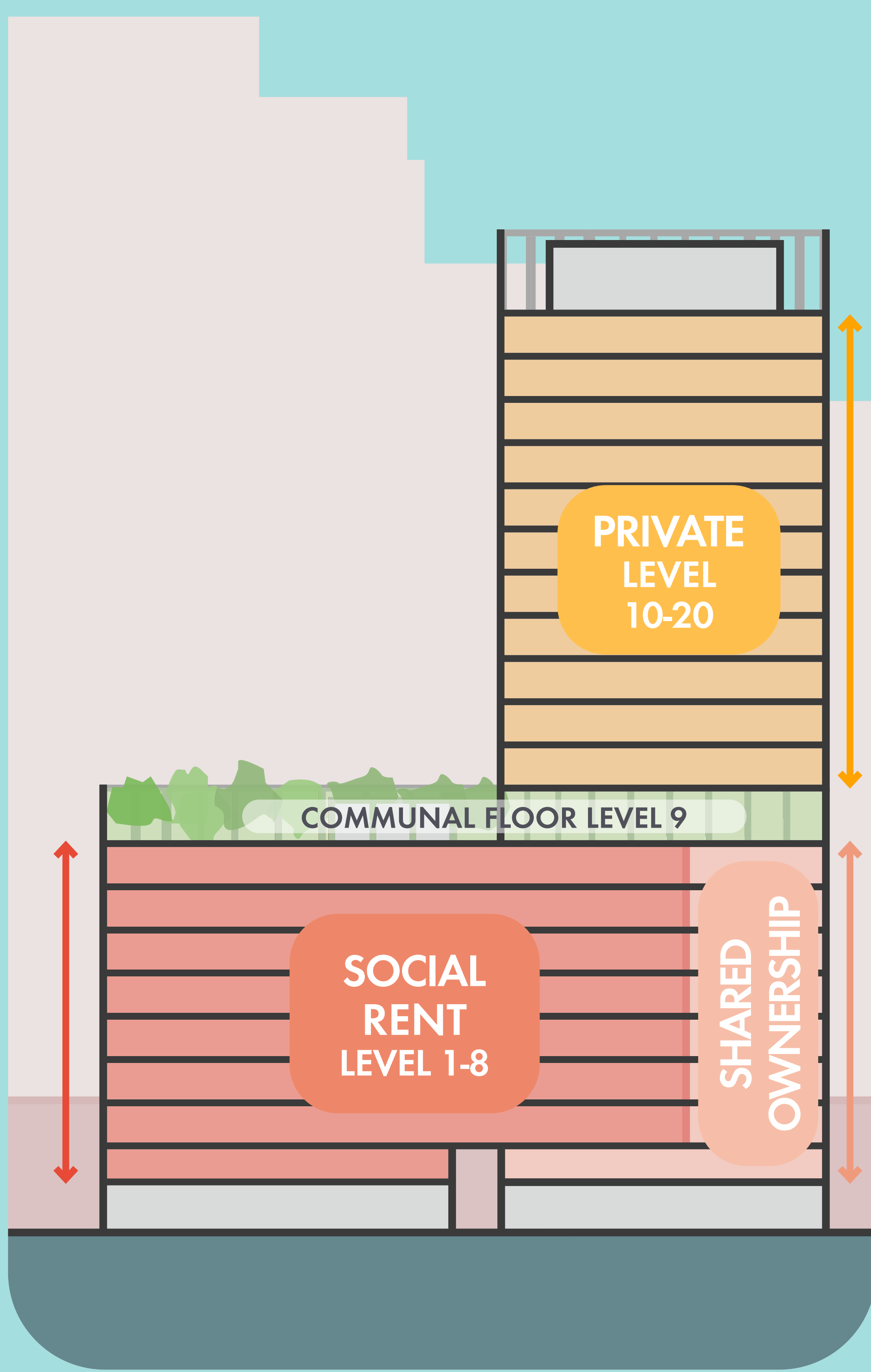
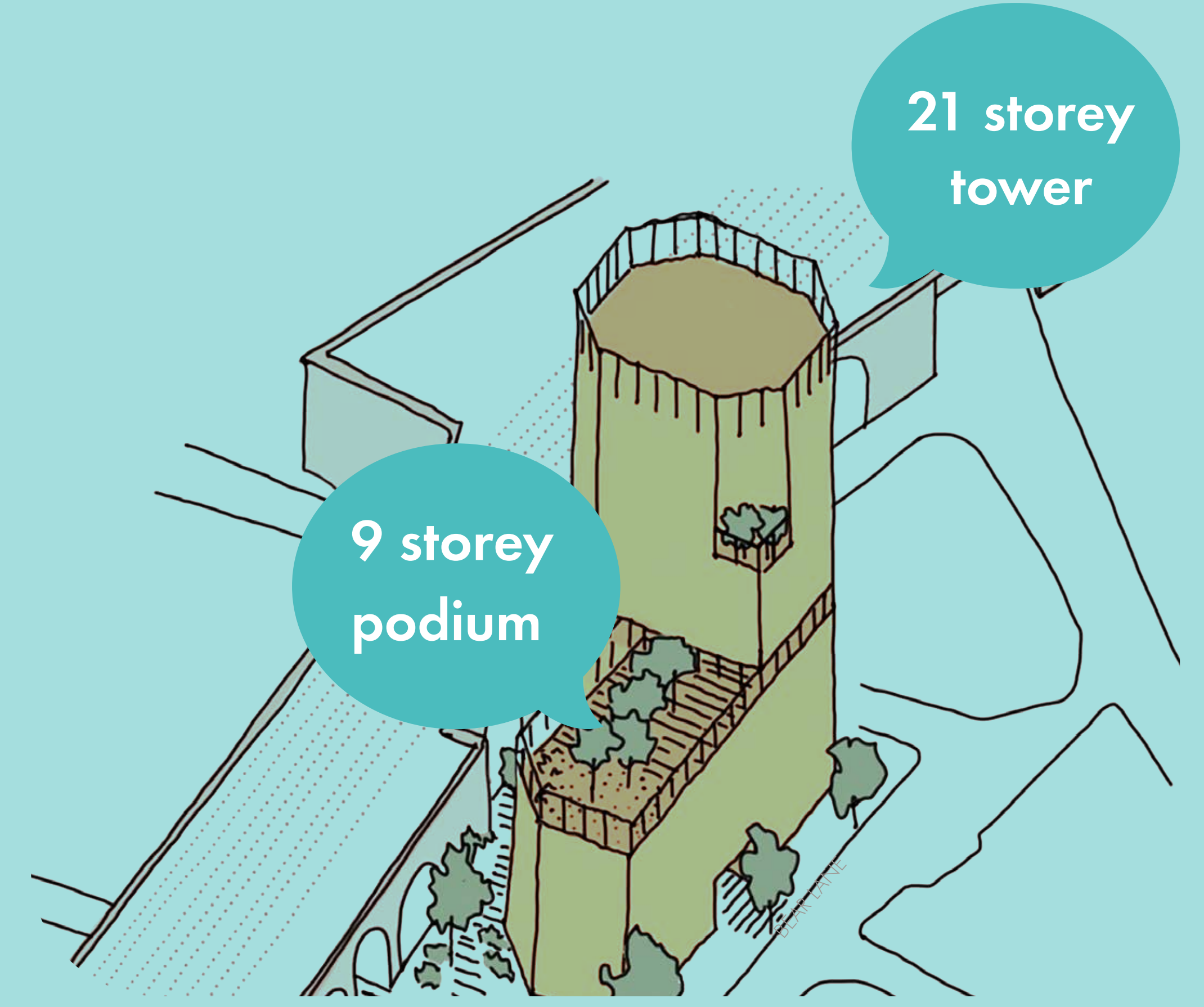
Community Gardens

We'll now be adding a community garden to the roof terrace to provide space to grow your choice of herbs, vegetables, plants and shrubs. The shared roof terrace gardens will be accessible by all residents that live at Friars Close, however will ~~not~~ be accessible by the public.

SCHEME PROPOSAL

Number of homes

There are no further proposed changes to the shape or size of the building since the last consultation event in September



SOCIAL RENT
28 REPLACEMENT HOMES FOR EXISTING RESIDENTS
+ 25-30 ADDITIONAL SOCIAL RENT HOMES

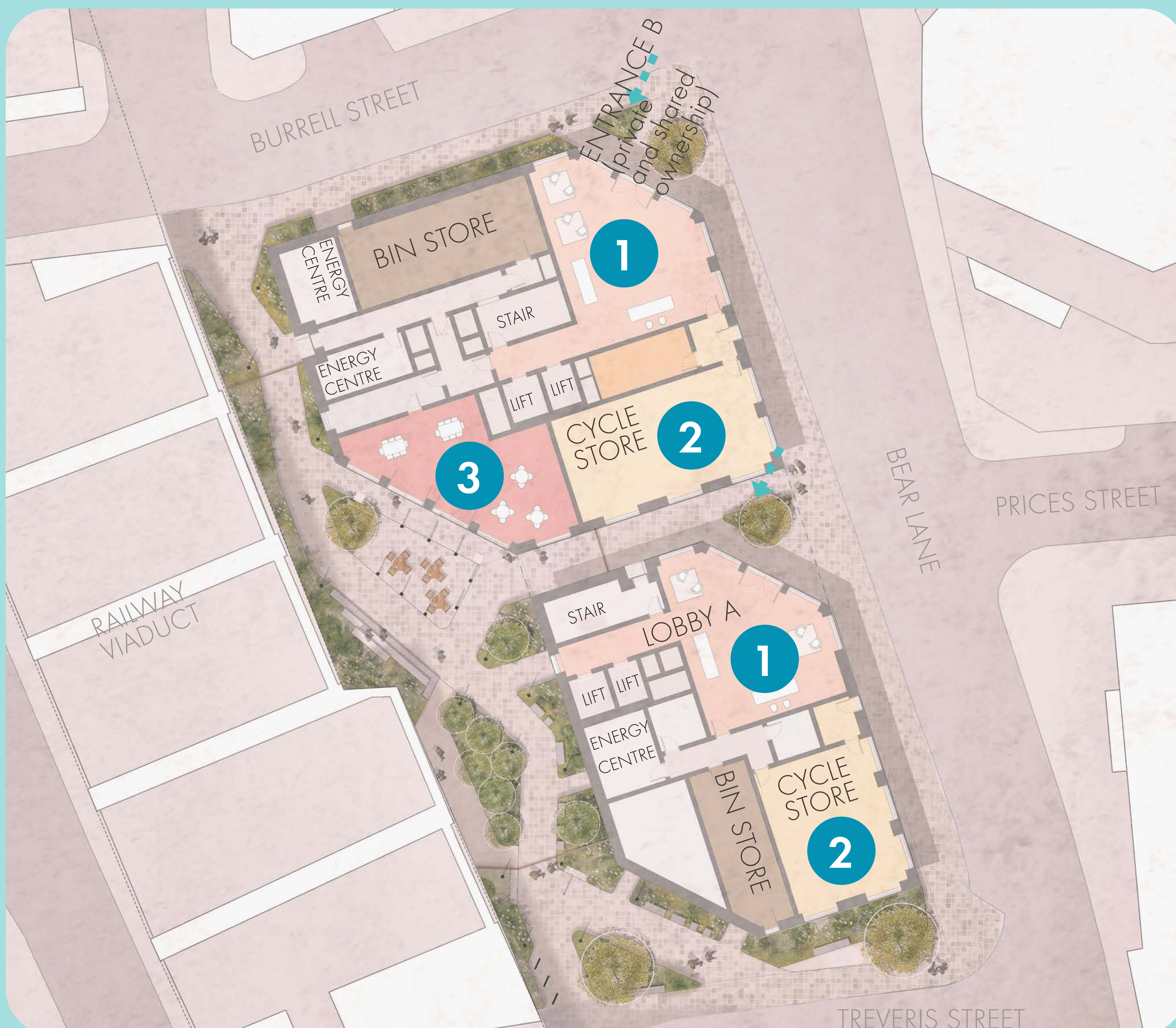
NEW SHARED OWNERSHIP
5-15 HOMES

NEW PRIVATE
70-80 HOMES

TOTAL APPROX.

140 HOMES

Ground Floor Plan



Lobby



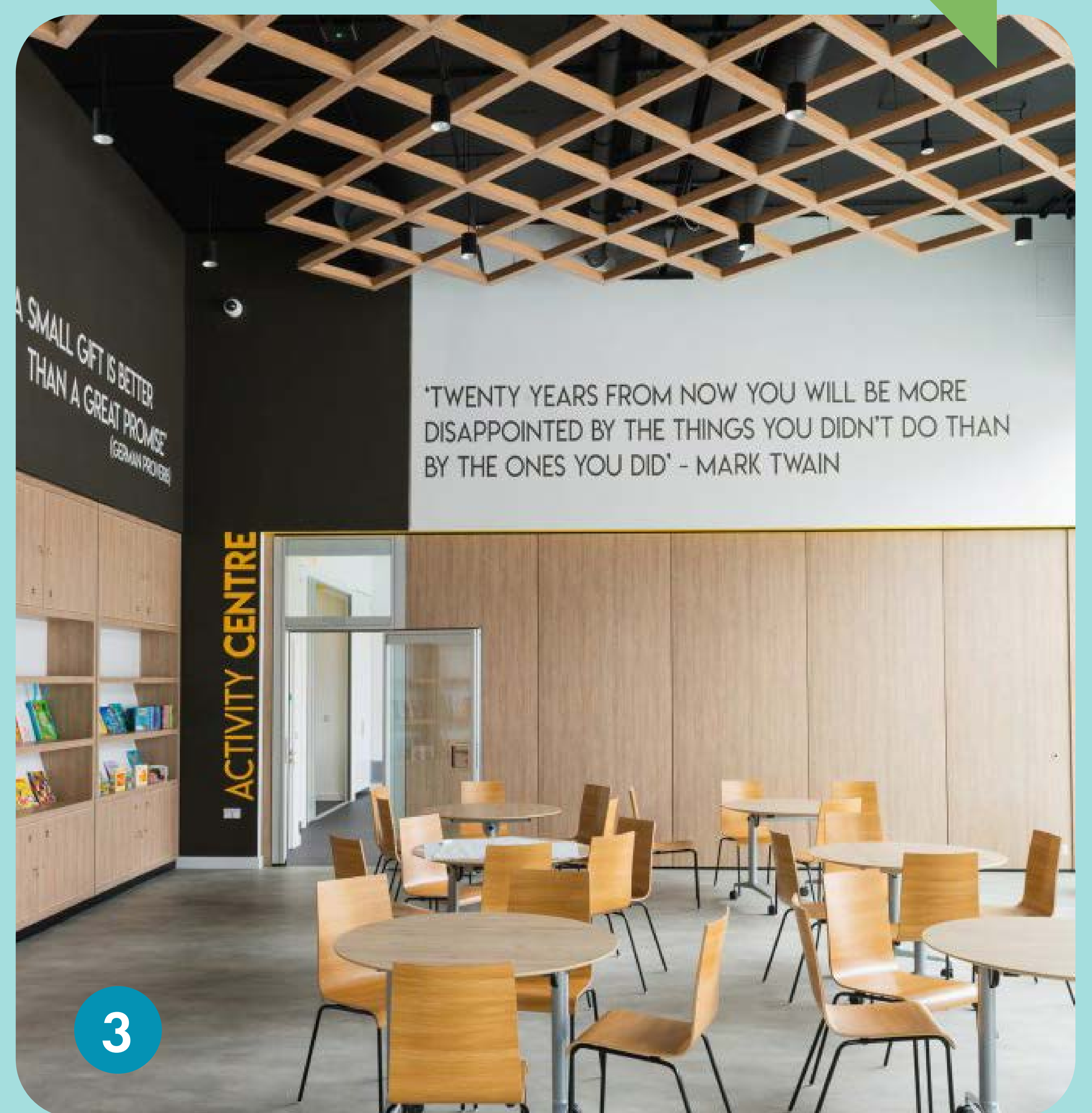
Cycle store



Community Hub

The images are indicative examples of what the spaces will look like

We are pleased that the community hub was well received at the last resident event. We had mixed feedback on the desired uses so we commit to continue engaging with you on this next year following a positive vote of support. That way, we will find a range of uses that will best meet the needs of you and the local community. We will ensure that whatever uses are proposed, they are well managed to avoid disturbance.



FACADE



1 Brick Facades



Light tone bricks



Raised sill windows to bedrooms



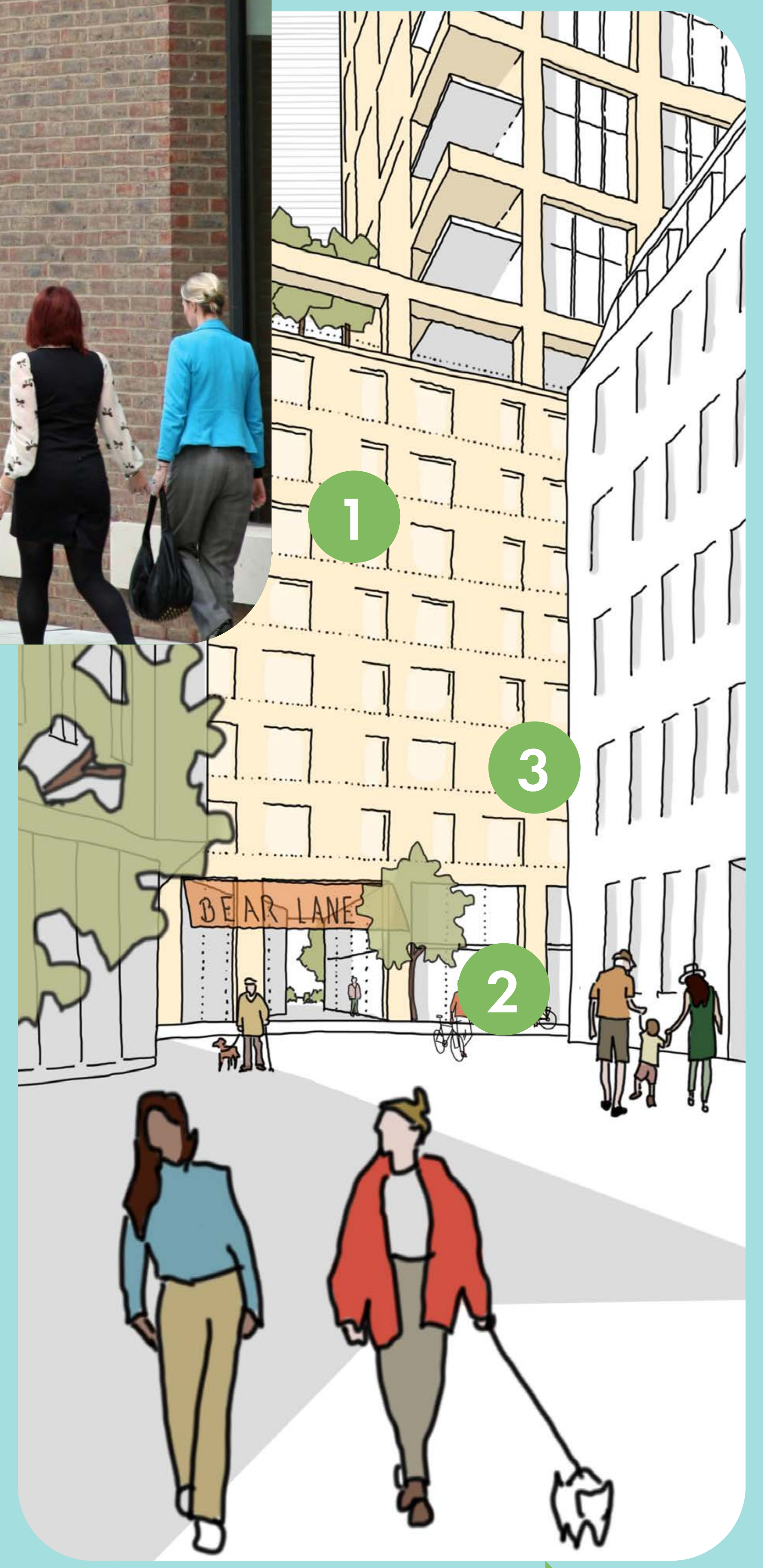
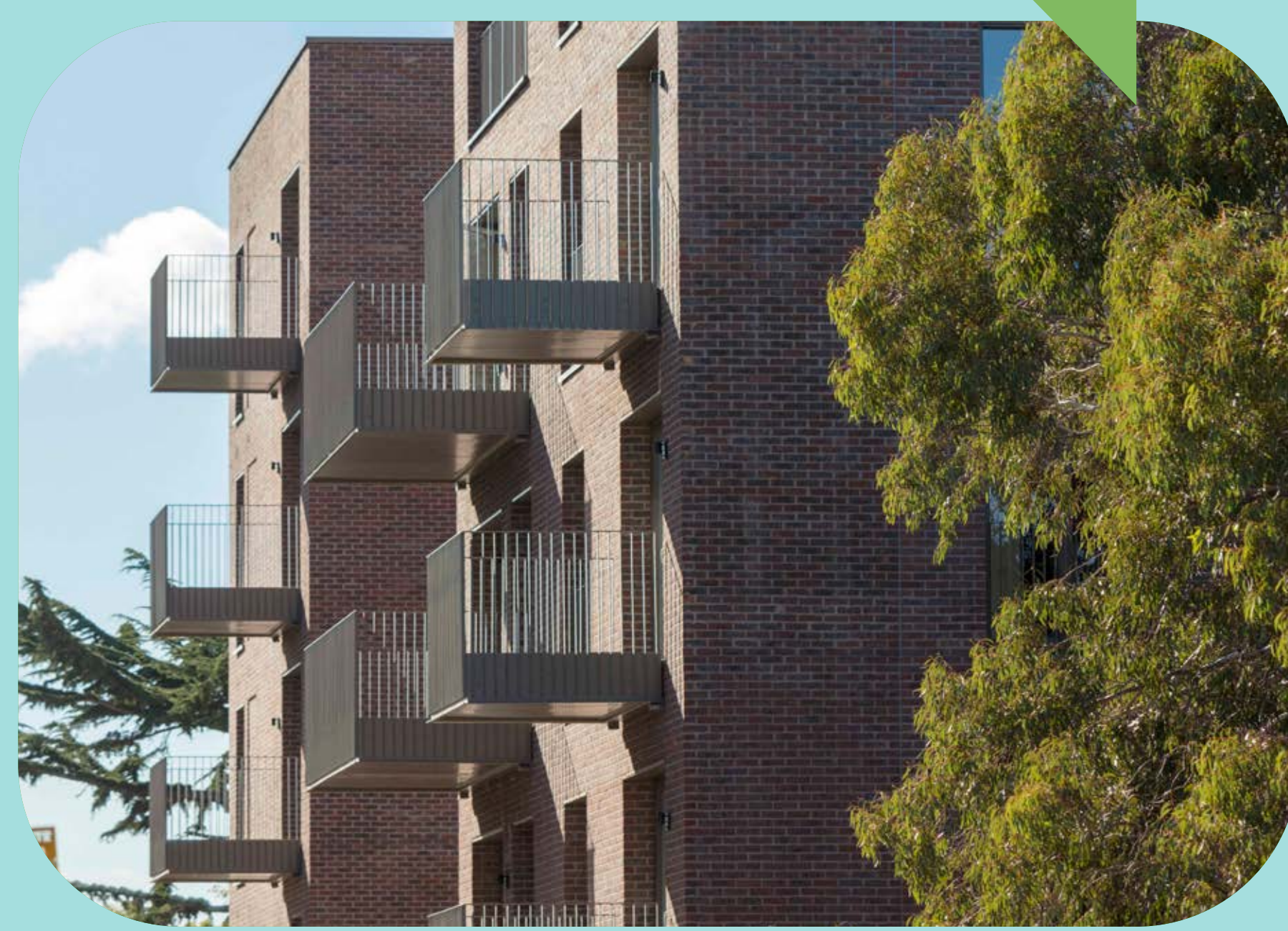
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Ground floor windows

1

3 Balconies

Everyone will get their own private outdoor balcony



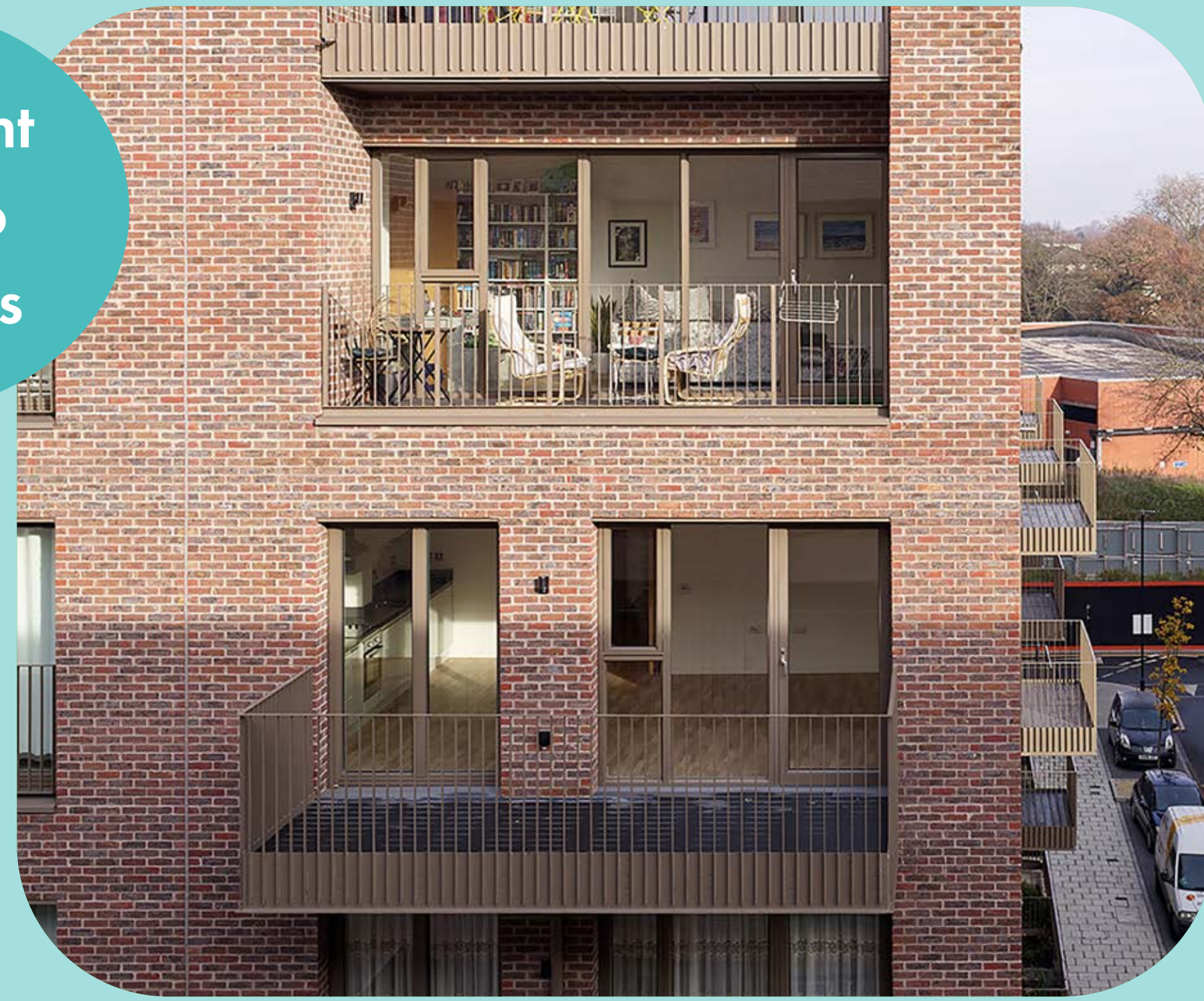
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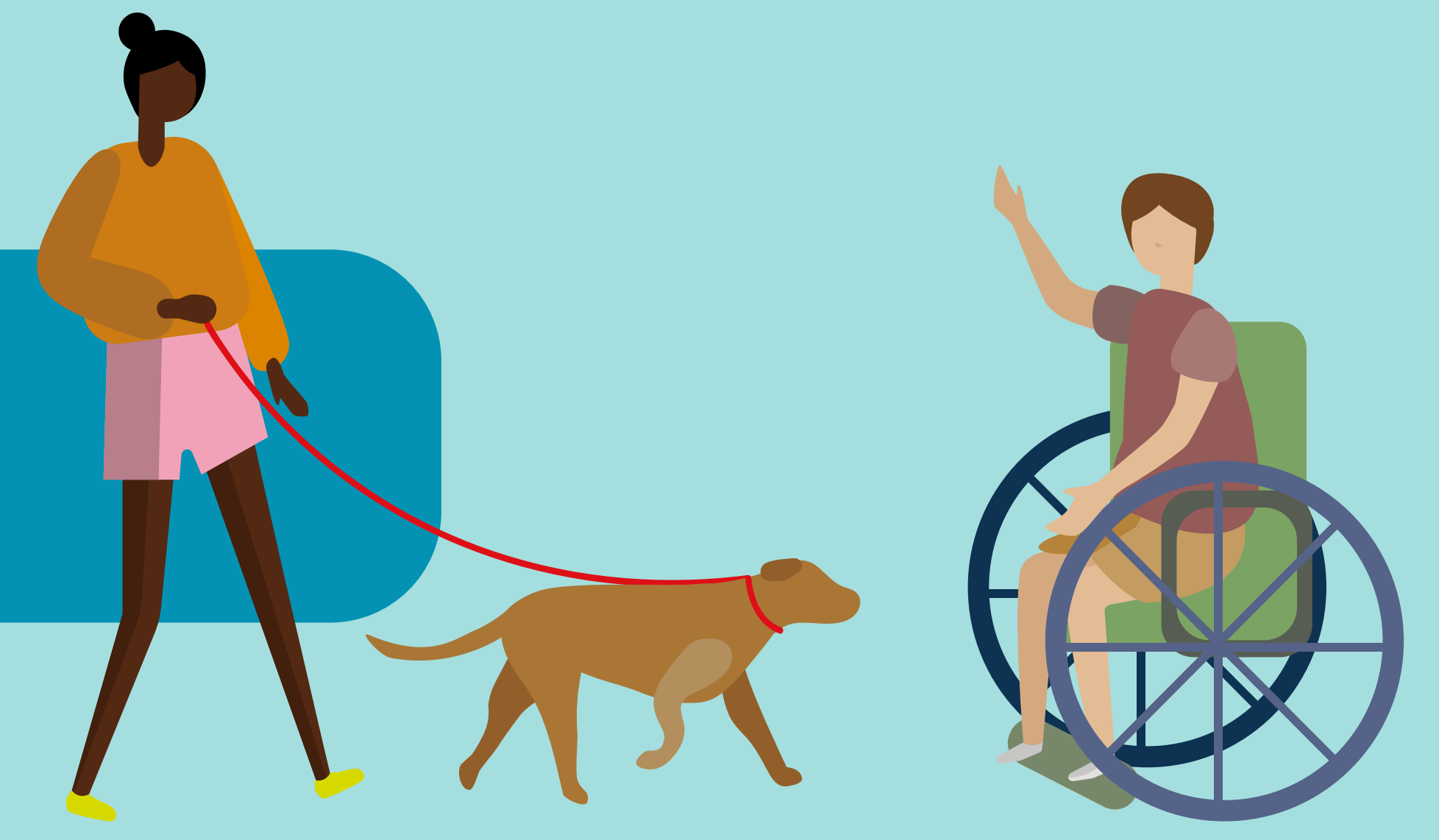


Full height doors to balconies



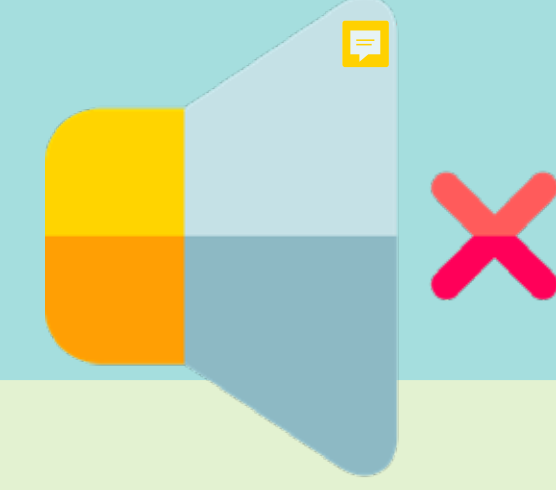
We are currently developing the design of the facade

Improved health and well-being



Better accessibility

- Single storey homes.
- Lift access to all homes and roof gardens.
- Wheelchair accessibility.

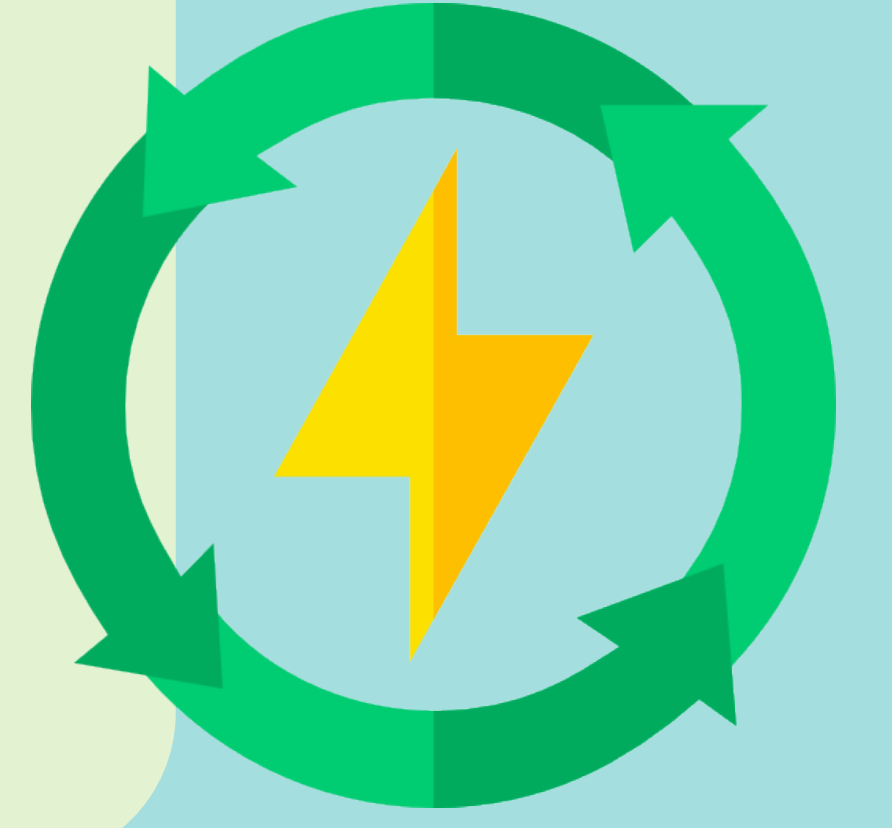
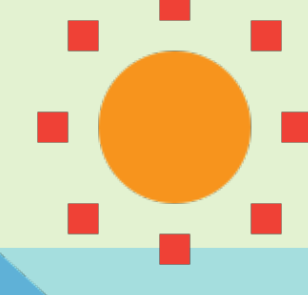


Quieter homes

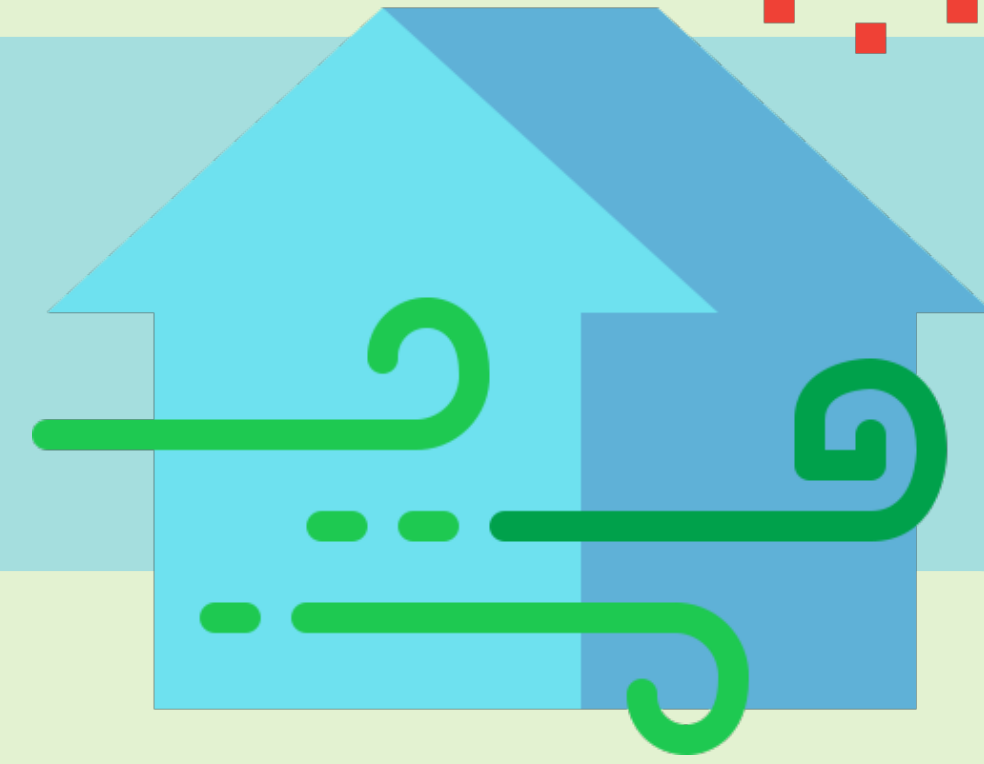
Added insulation - This makes your flats quieter from neighbouring noise.

More energy efficient home

- Hot water and heating from an Air Source Heat Pump, using air from outside to generate heat. This is then transferred to your central heating system.
- This renewable energy uses less electricity to produce heat than traditional electric heating systems.



Well ventilated



- We are placing larger homes at the corners of the building to maximise natural cross ventilation.
- Mechanical ventilation is designed to be both energy efficient and quiet. It is designed to extract stale air from wet rooms (bathrooms and kitchens) and provide fresh air back into bedrooms and living rooms.

Better storage

Dedicated storage area will be provided within your homes.

Temperature Control

You will be able to individually control the temperature of your home.

RIVERSIDE COMMITMENTS AND 2ND VOTE

Riverside Commitments

- A home to meet your housing needs.
- Everyone has the right to return.
- Support when moving to your temporary home and when moving into your new home.

- Existing rent levels will remain the same.
- You will be compensated at least £7,800 for moving.
- Commitment to building high quality new homes.
- Riverside will remain your landlord.

YOUR VOTE MATTERS!

2ND STAGE RESIDENT VOTE 17TH TO 28TH October

Your vote will help strengthen the planning application

- Between 14th-25th March Open Communities held the 1st resident vote.
- 96% of residents voted and 70% were in support of Friars Close/Burrell Street being redeveloped.



- From 17th to 28th October we'll be holding the 2nd resident vote.
- You will be asked to vote **YES** or **NO** to the question "Are you supportive of the new scheme proposals?"
- We will not submit our planning application this year unless the majority of votes are in favour our proposals.



FAQ's



Who will manage the votes?

Open Communities – **Ray Coyle**, your Independent Tenant Advisor

Will my vote be shared with Riverside and Mount

No, all votes will be processed independently by **Open Communities** and will be completely anonymous to Riverside and Mount Anvil

How can I vote?

- By return pre-paid envelope to **Open Communities**
- Online via **Open Communities'** website
- Secure ballot box placed in No26

