

# YOUR SCHEME, YOUR SAY



## What we'll be discussing with you today

- What we've been doing and what we'll do next.
- Scheme proposal – heights and numbers of homes
- Ground floor space and community hub
- Landscaping and resident roof gardens
- Inside your new homes
- Resident Charter and Resident Vote



## What we've been doing

April

1st pre-planning application meeting with Southwark Council

May

Additional information pack sent to Southwark

July

Tour of The Silk District in Whitechapel with Riverside residents and Ward Councillors

August

- 2nd pre-planning application meeting with Southwark
- 3rd pre-planning application with Greater London Authority
- Exploring options to identify suitable temporary accommodation

## What we will be doing

This timeline is subject to receiving majority resident support in the October vote, and planning approval in Spring/Summer 2023

September

- Today's resident engagement event
- Public consultation with the wider community (mid-late September)

October

- Update scheme design following feedback from today's event, the public consultation event, Southwark council and the Greater London Authority
- Follow up resident and public engagement events to show updated scheme design
- Final resident vote - "Are you supportive of the proposed scheme for Friars Close/Burrell Street?"

November

Prepare final planning application documents ready for submission

December

- Submit planning application to Southwark
- Resident workshop – temporary move

Spring 2023

Southwark consider our planning application

Spring/Summer 2023

Southwark decides on planning application

Summer/Autumn 2023

Residents move out of Friars Close/Burrell Street into temporary homes (for approx. 3 years)

Autumn/Winter 2023

Construction starts on site

Winter 2026

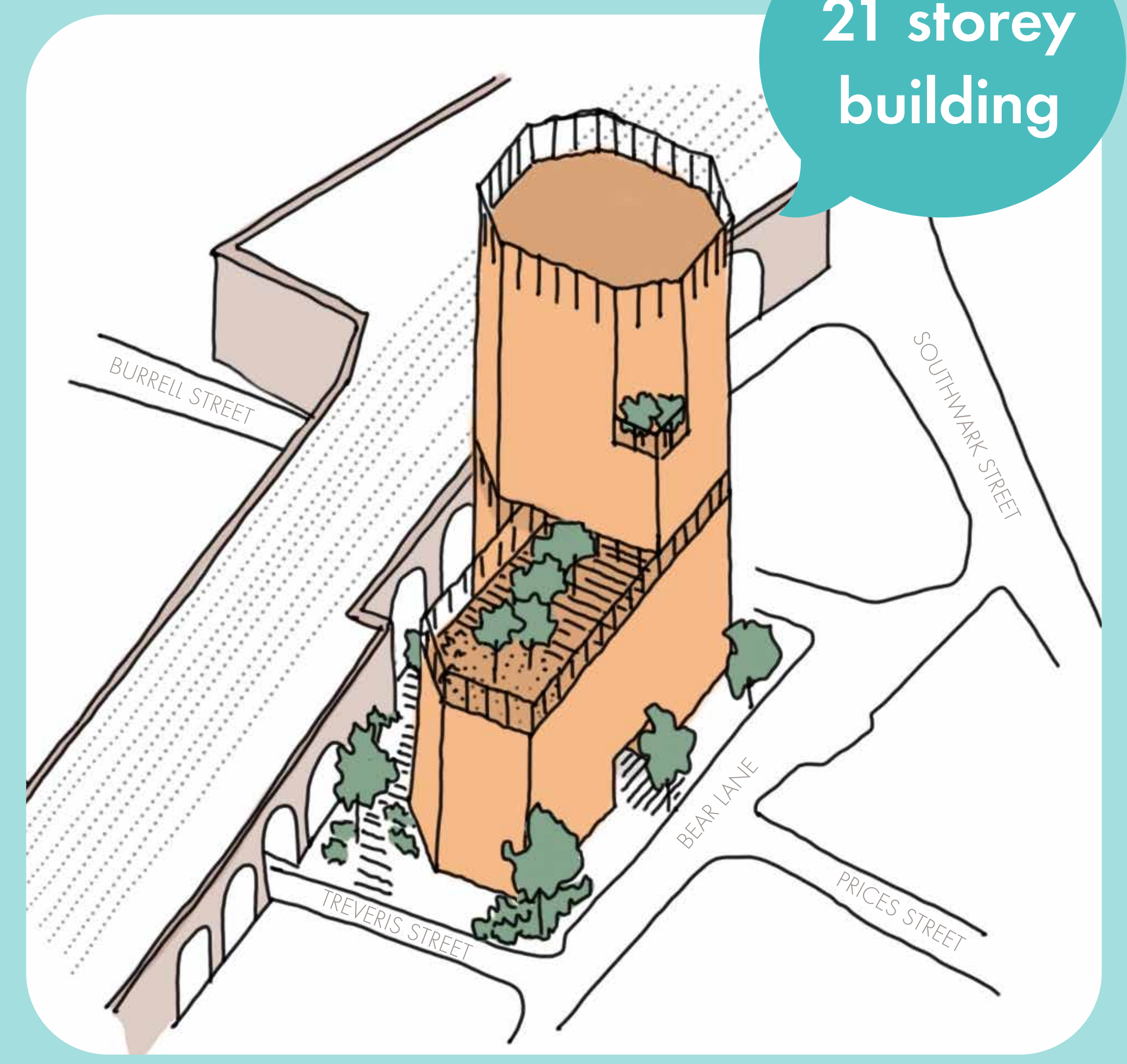
Construction completed. Residents move into new homes at Friars Close/Burrell Street



# SCHEME PROPOSAL

## Height

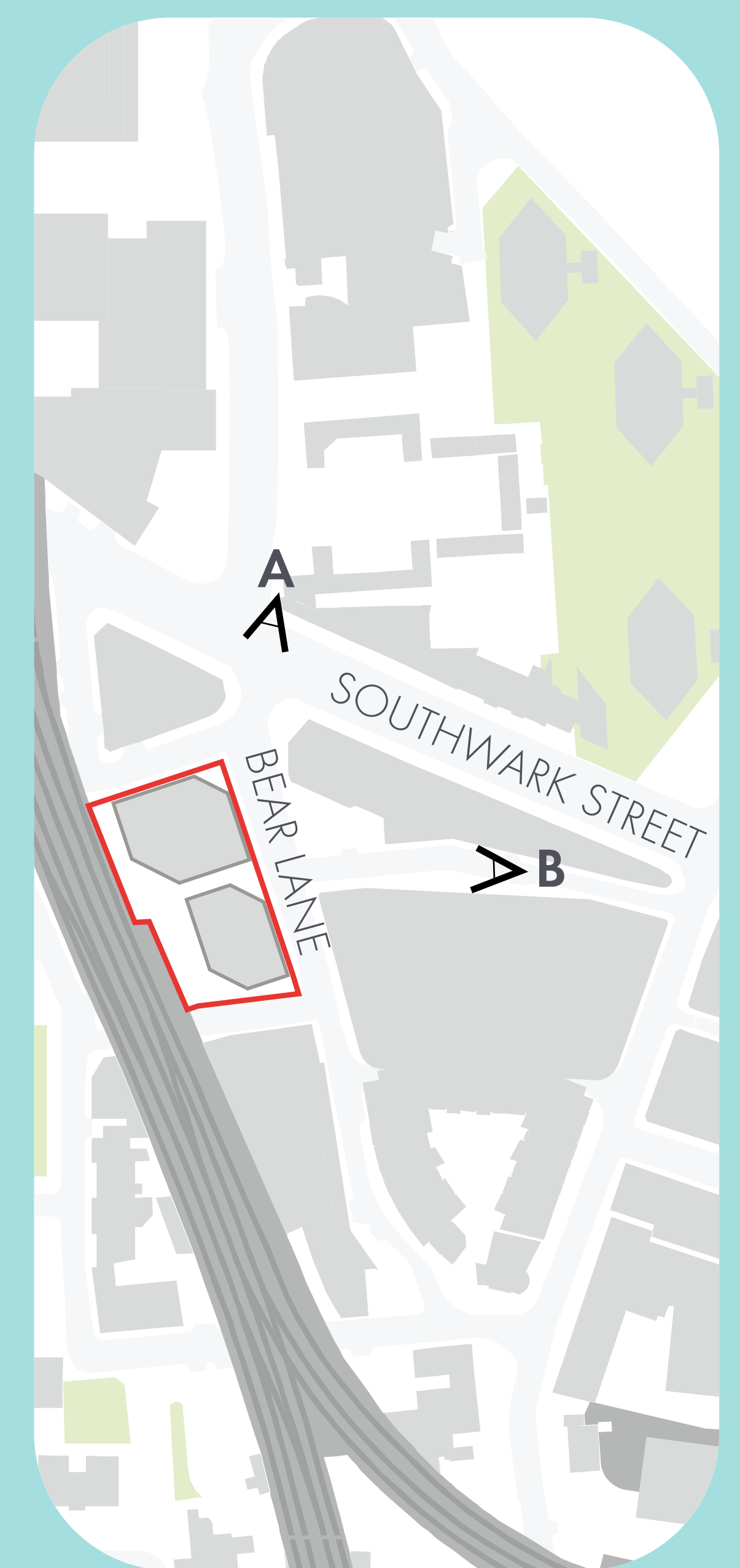
The proposed scheme has been designed to ensure we build enough private homes to subsidise the cost to deliver the entire scheme. This includes 50% affordable housing as required by Soutwark and the Greater London Authority.



A - View of northern building from Southwark Street looking south



B - View of southern building from Price's Street looking west



## Number of homes

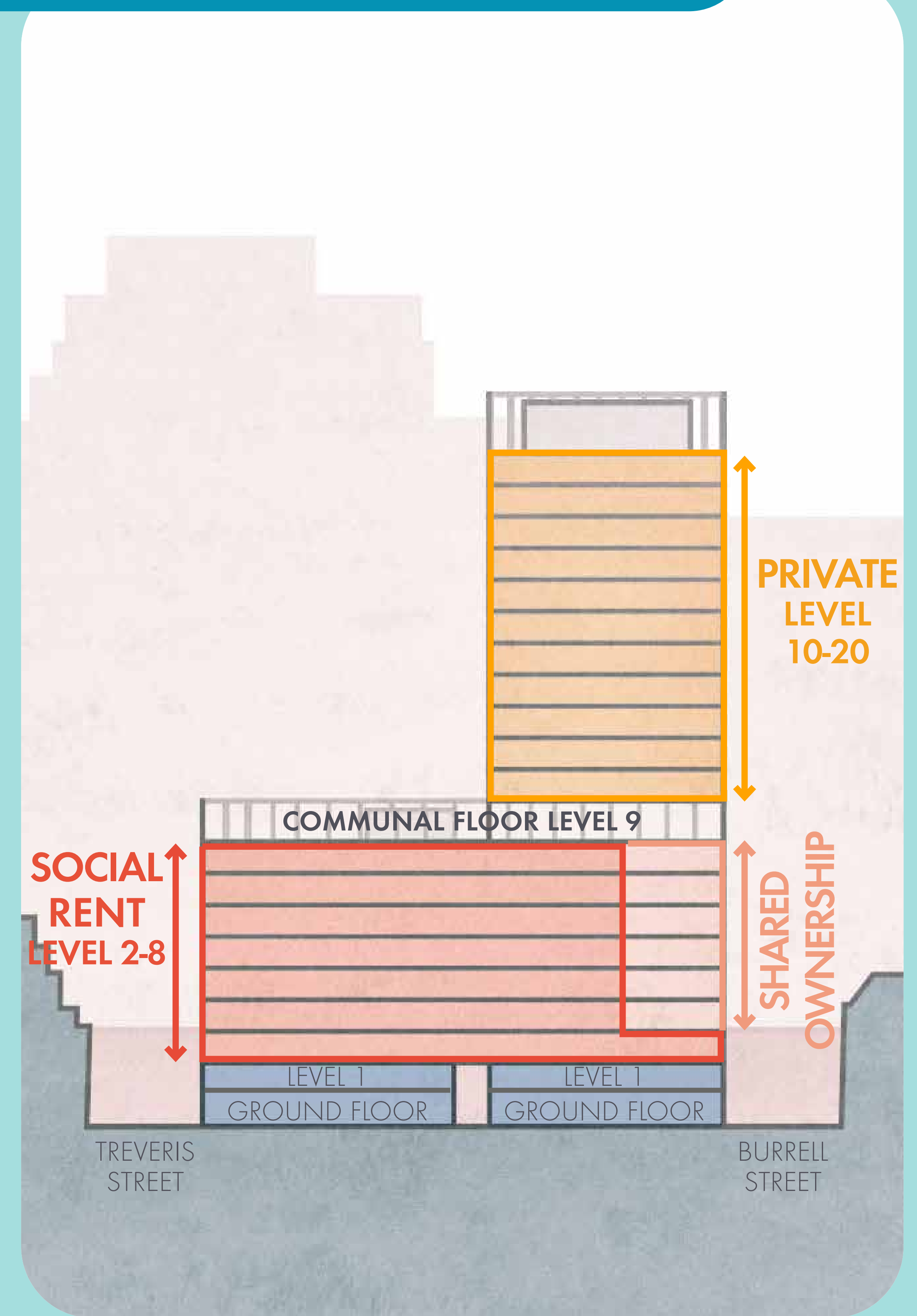
**SOCIAL RENT**  
28 REPLACEMENT HOMES FOR EXISTING RESIDENTS  
+  
25-30 NEW AFFORDABLE RENT HOMES

**NEW SHARED OWNERSHIP**  
5-15 HOMES

**NEW PRIVATE**  
70-80 HOMES

TOTAL APPROX.

**140 HOMES**



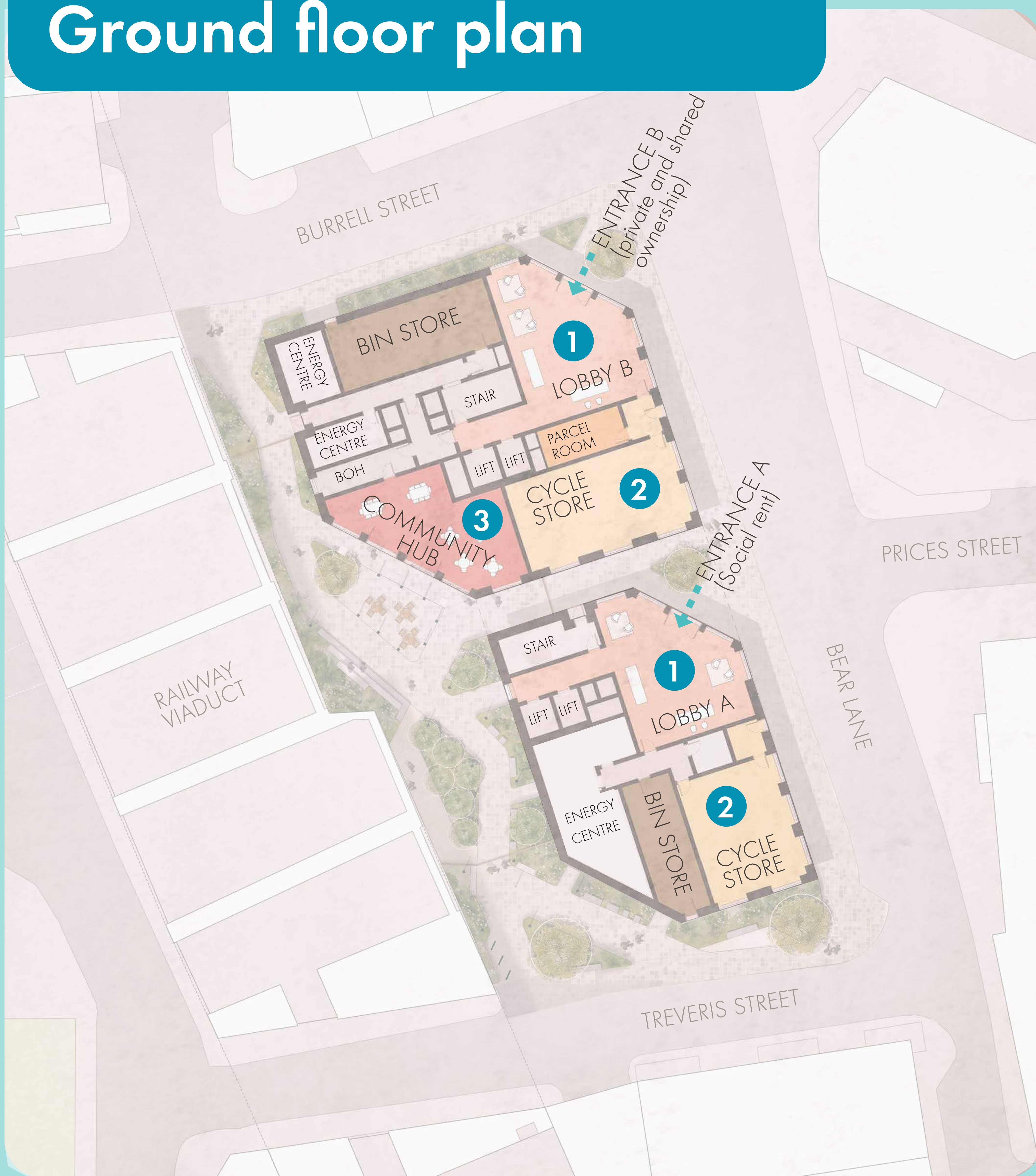
## HAVE YOUR SAY

What do you like/dislike?



# GROUND FLOOR

## Ground floor plan



Lobby



Cycle store



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

### Community hub



- We're open to ideas on what this space can be used for, provided it can support itself financially every year. It could be, for example:
- A flexible space for you and the local community to hire
- An office workspace to hire
- Studios for local artists
- *What do you think about these ideas? What alternative ideas do you have?*



## HAVE YOUR SAY

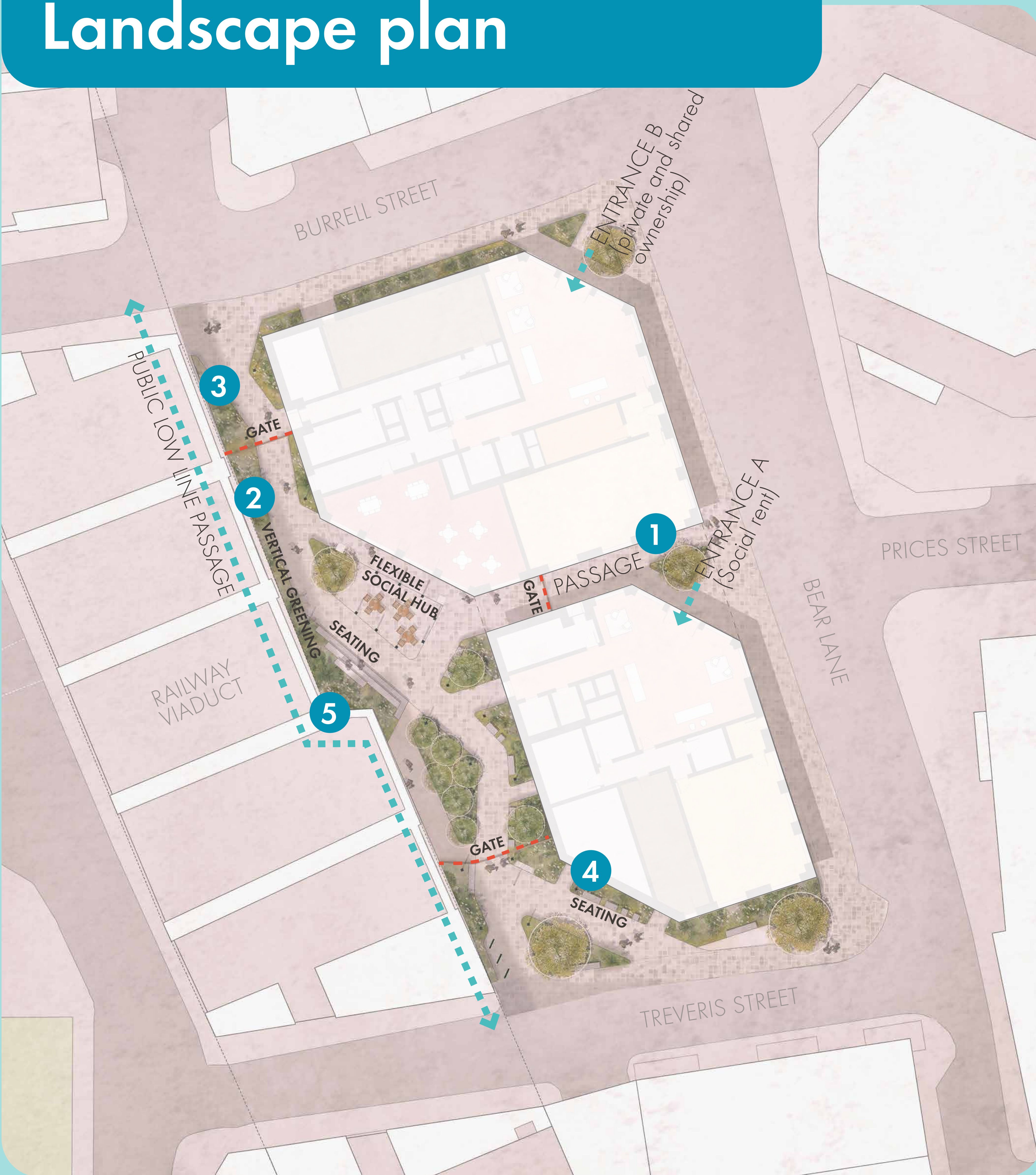


How would you like to use the community hub?

# GROUND FLOOR



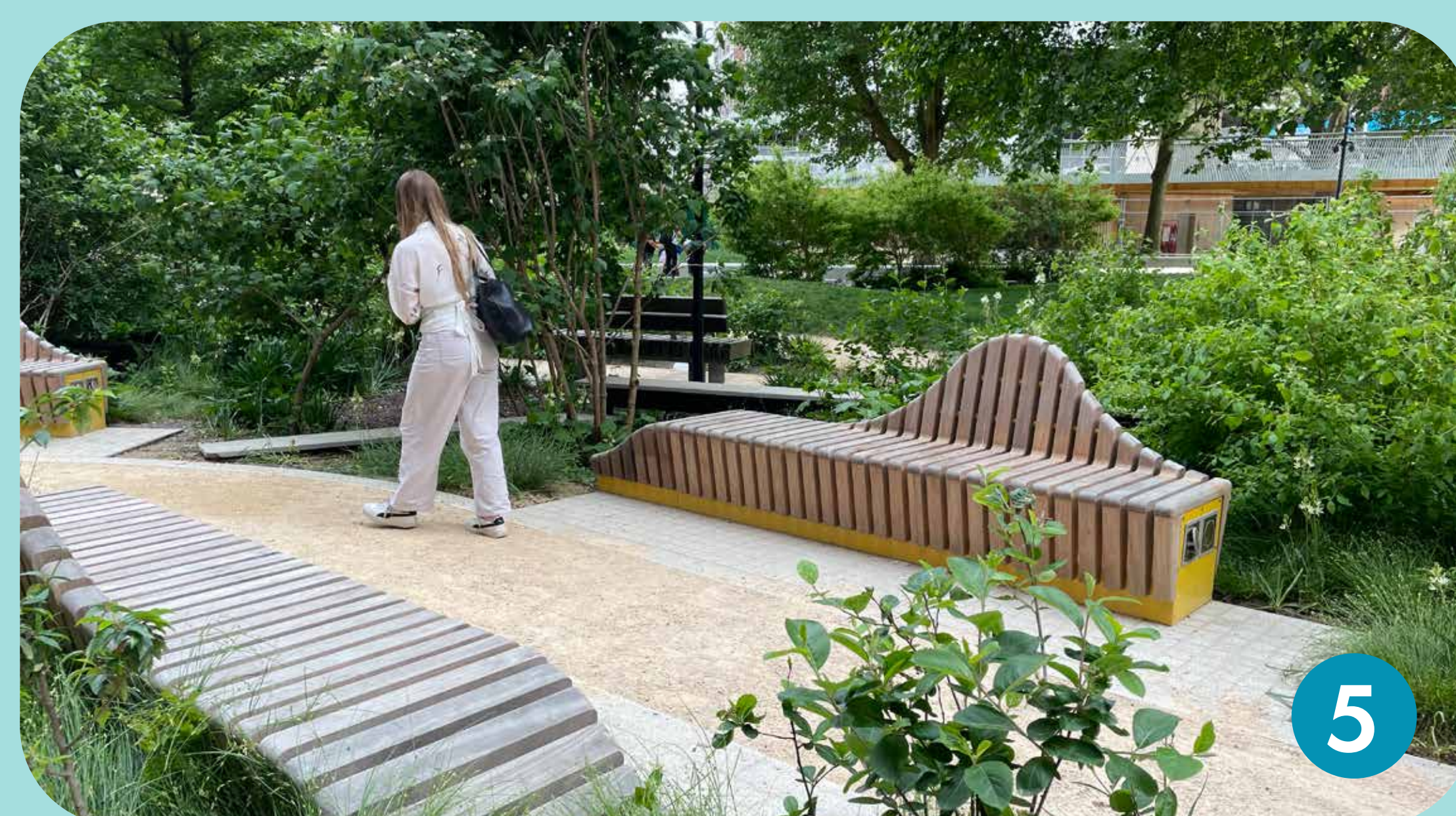
## Landscape plan



### Passage way



### Low Line



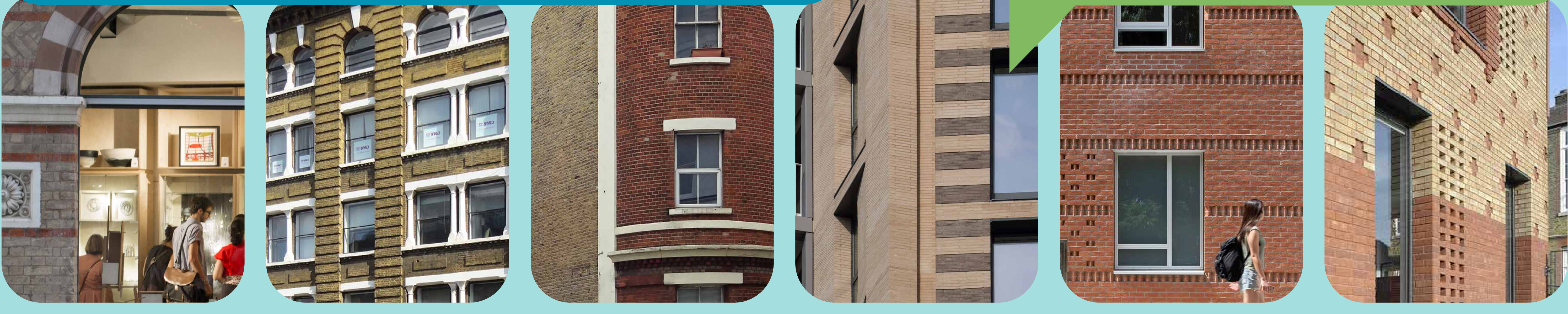
## Security

- Homes are located at level 2 and above
- Secure fob access to lobby areas, refuse stores and cycle stores
- Concierge and CCTV providing 24/7 surveillance
- Well lit, overlooked walkways, entrances, pathways and communal spaces
- Low Line gates locked at night



## Brick facades

We'll provide more information on brick façade options at the next resident engagement event in October



## HAVE YOUR SAY

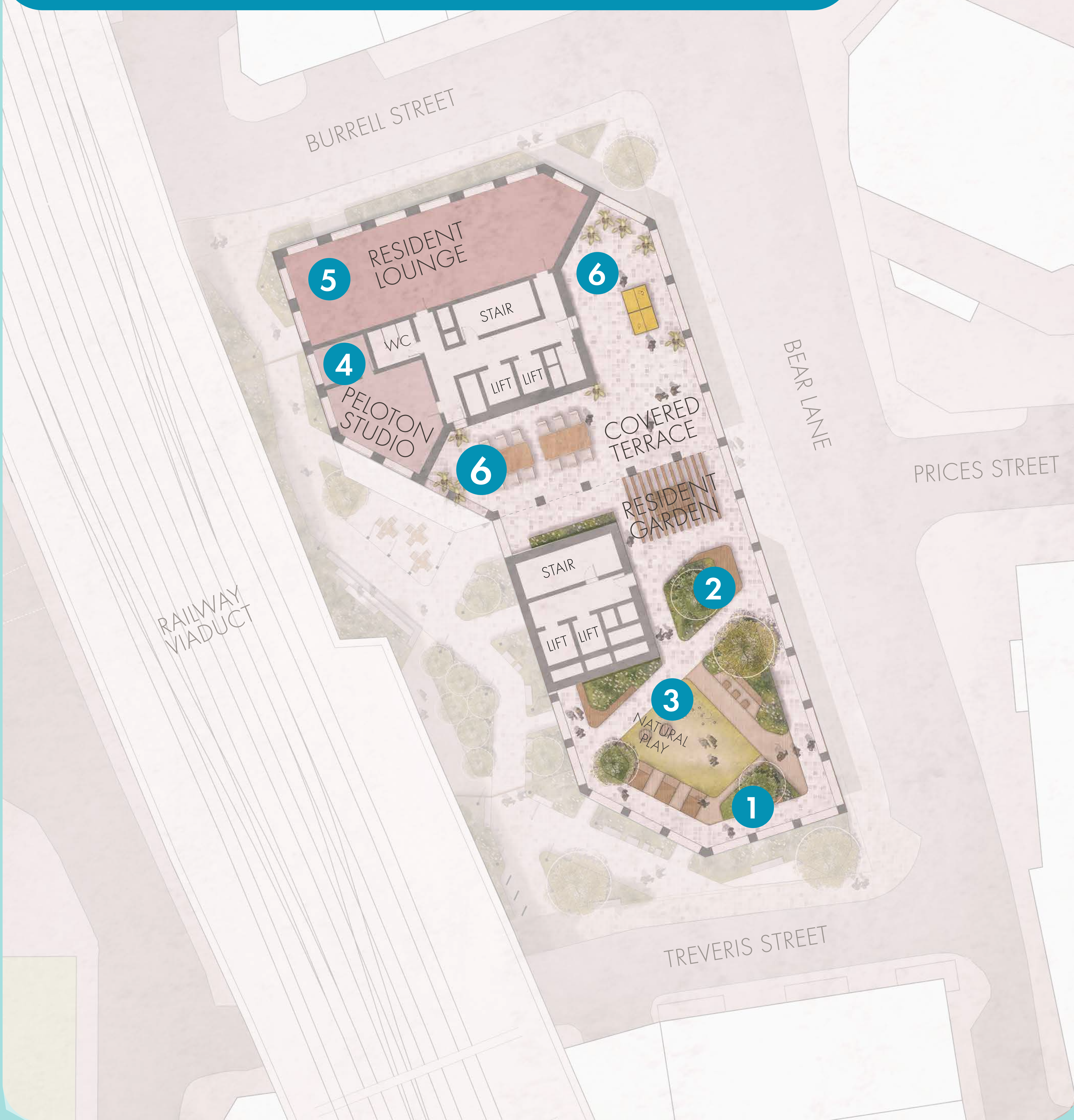
What do you like/dislike?



# RESIDENT ROOF GARDEN, TERRACE AND INDOOR FACILITIES



## Level 9 floor plan

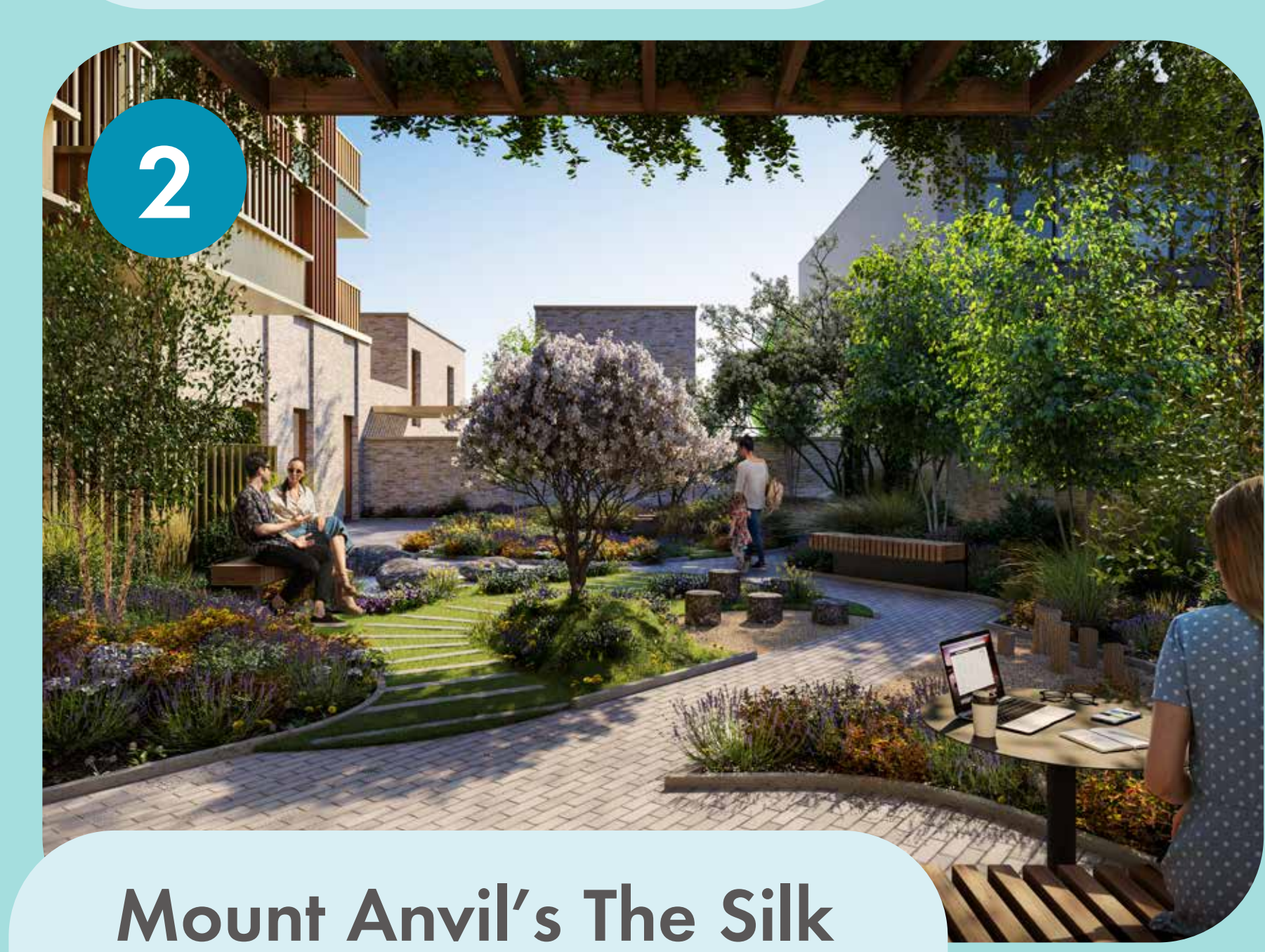
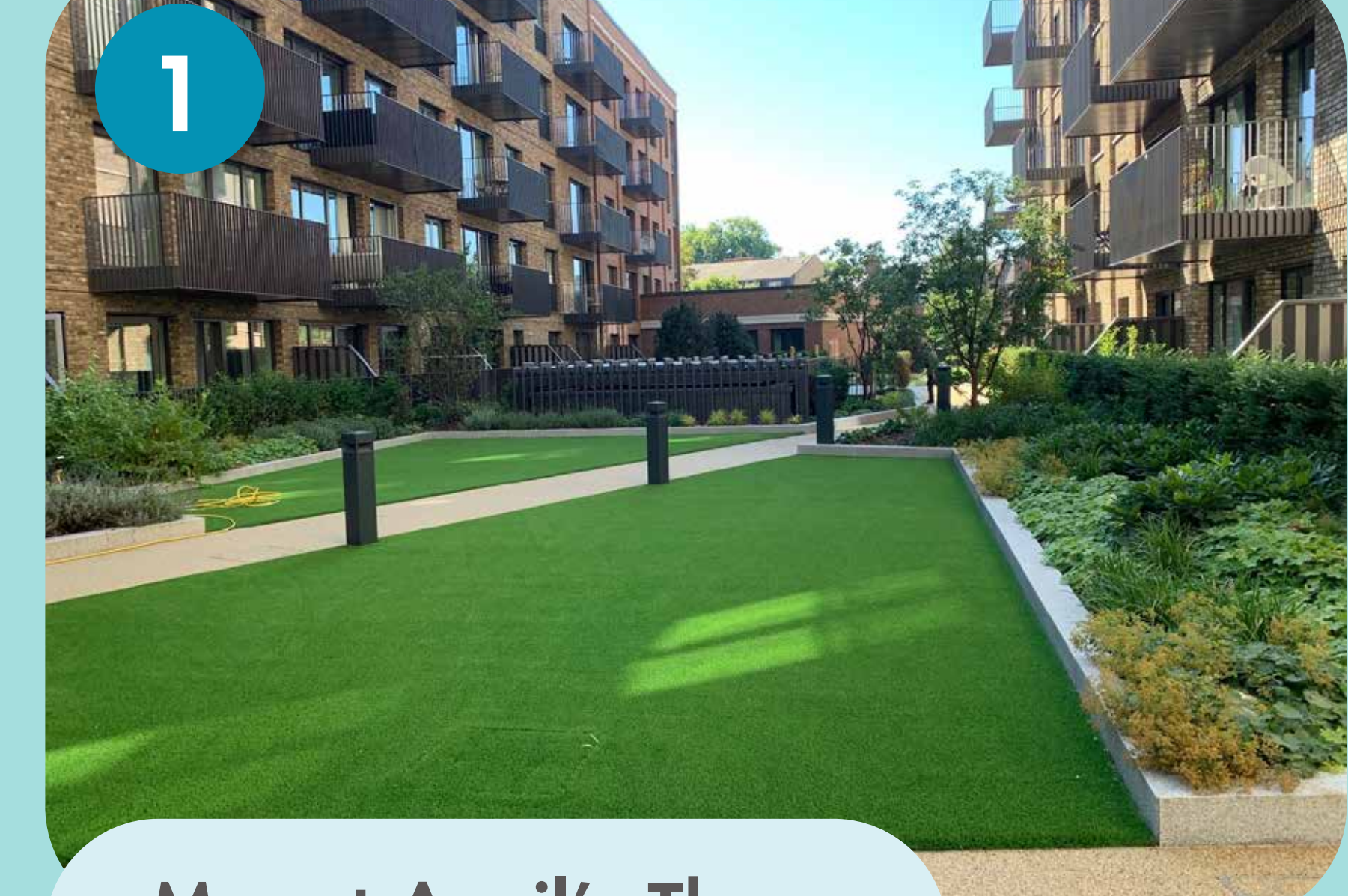


All images are indicative examples of what the spaces will look like

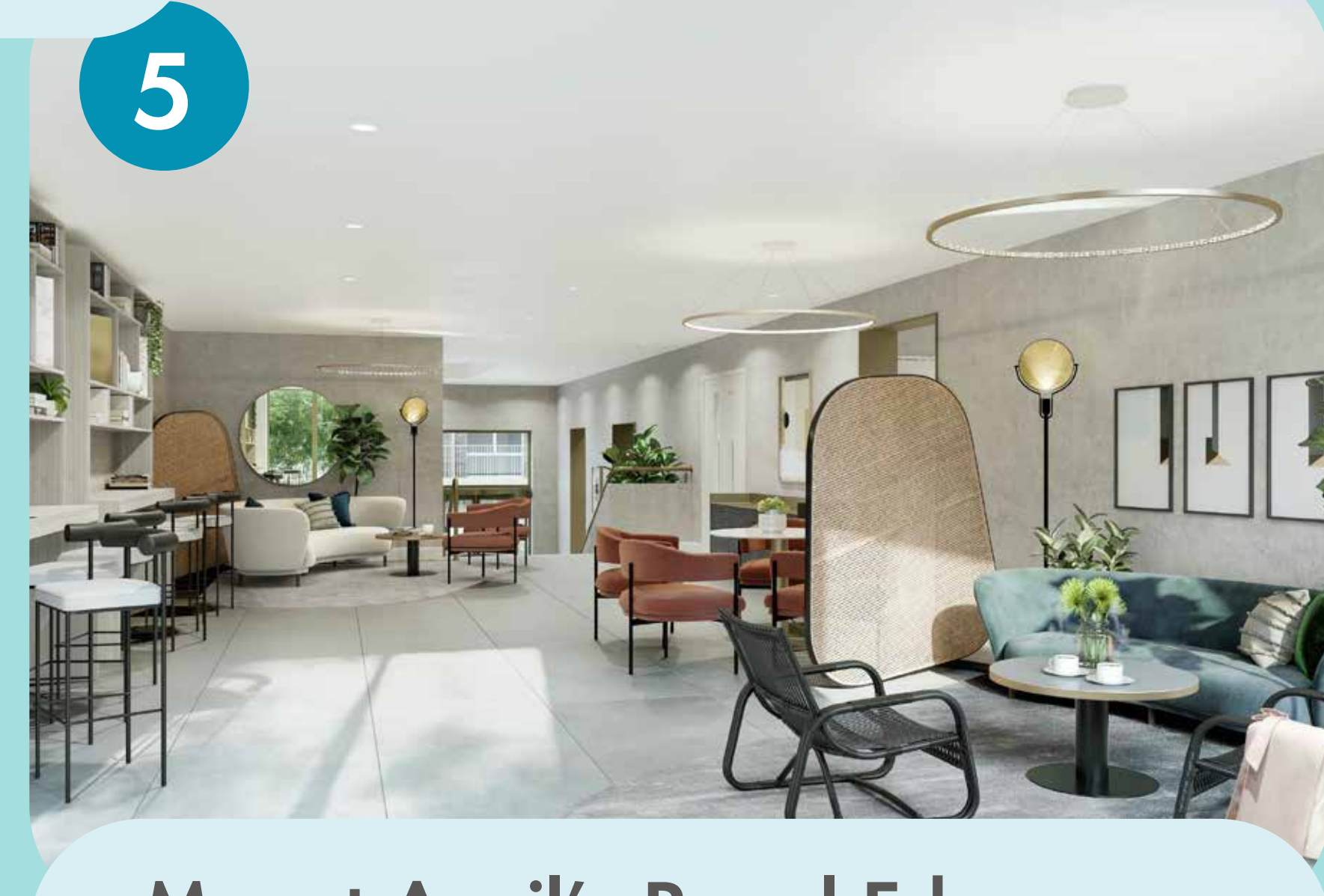
### Covered terrace



### Resident garden



### Indoor resident facilities



Mount Anvil's Chelsea Botanica Peloton studio

Mount Anvil's Royal Eden Docks lounge

Level 9 is an entire floor of resident gardens, covered terrace and indoor facilities, including leisure studio and lounge. All residents (private and affordable) will have access to these spaces, with indoor facilities being operated on a bookable, paid system. These spaces will be managed by a private estate management company on behalf of Riverside

## HAVE YOUR SAY



What do you like/dislike?

What alternative ideas do you have for these spaces?

# YOUR NEW HOMES

## Improved health and wellbeing

- Building quality homes to meet the needs of you and your family
- Alleviating overcrowding, improving privacy, and providing more rooms for play, study and relaxation
- Creating private outdoor space (spacious balcony) for every home
- Improving amenity and play space



Private balconies for all residents



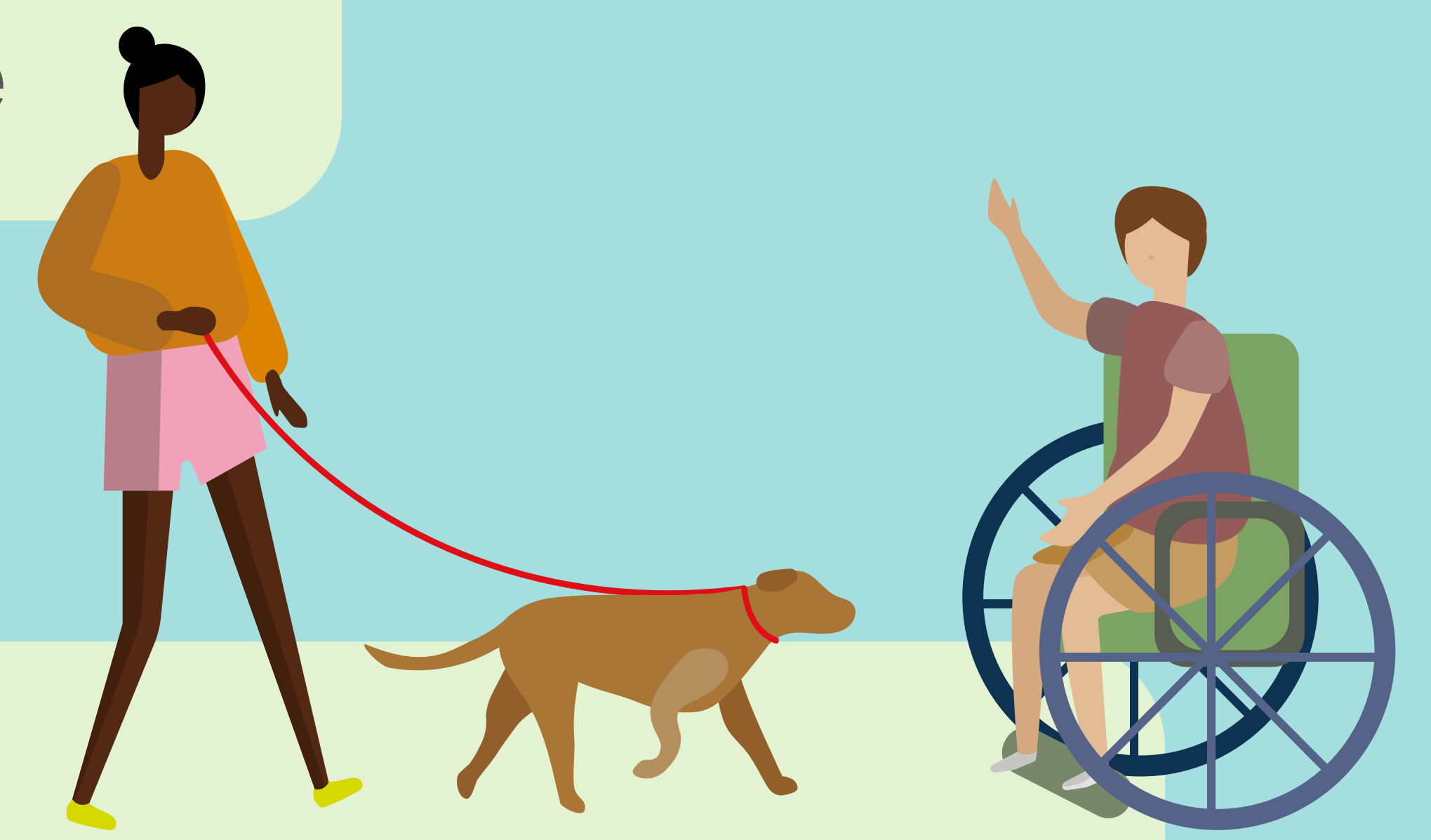
## Improved quality of homes

- Homes all on one level – no staircases within homes
- Lift access to all homes and roof gardens
- Better storage, kitchens and bathrooms
- More energy efficient and quieter homes - high levels of insulation in the walls and floors to lower energy usage and to reduce noise transferring between homes and the outside



## Improved security

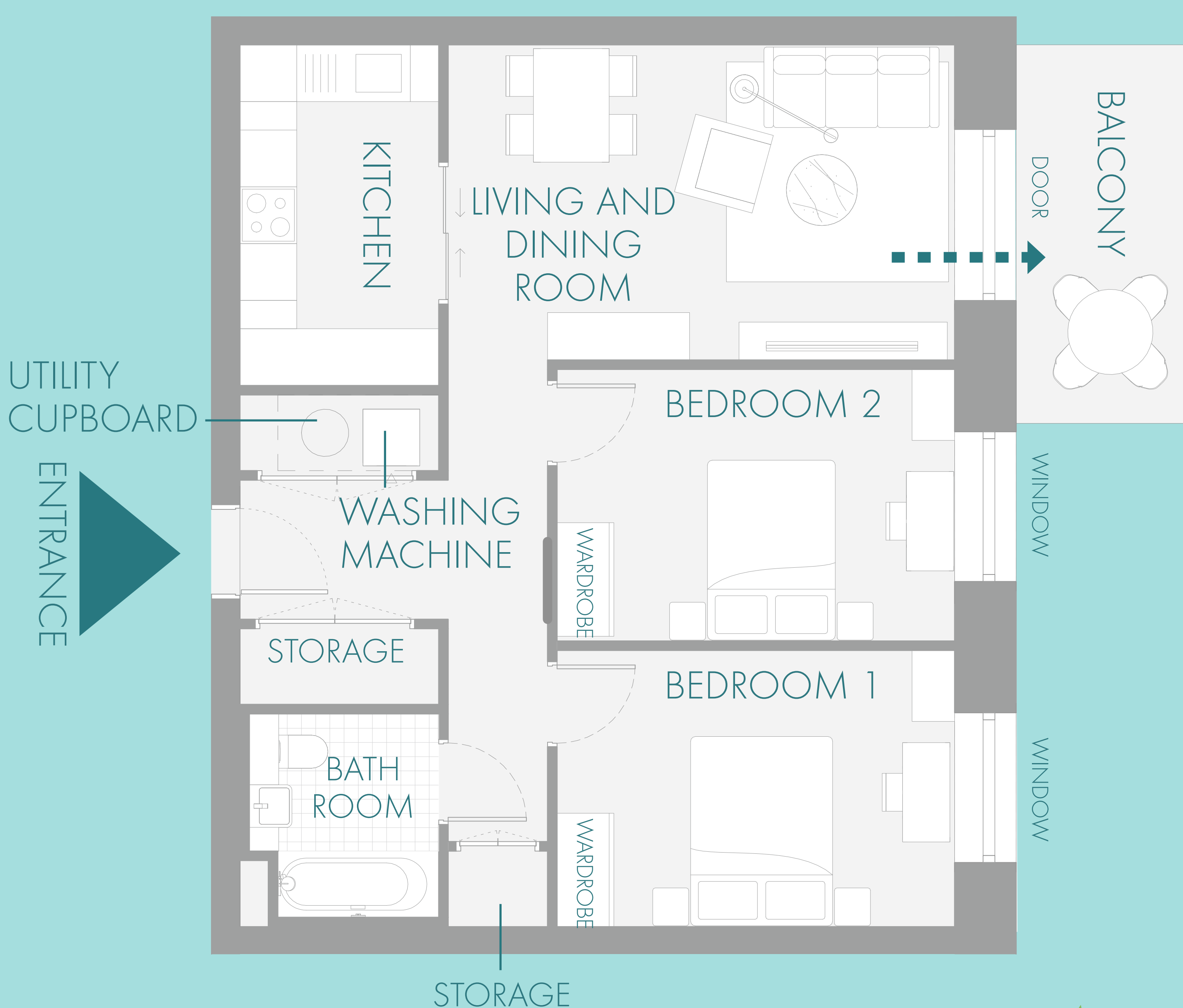
- Homes located at level 2 and above
- Secure fob access to lobby areas, refuse stores and cycle stores
- Concierge and CCTV providing 24/7 surveillance
- Well lit, overlooked walkways, entrances, pathways and communal spaces
- Low Line gates locked at night



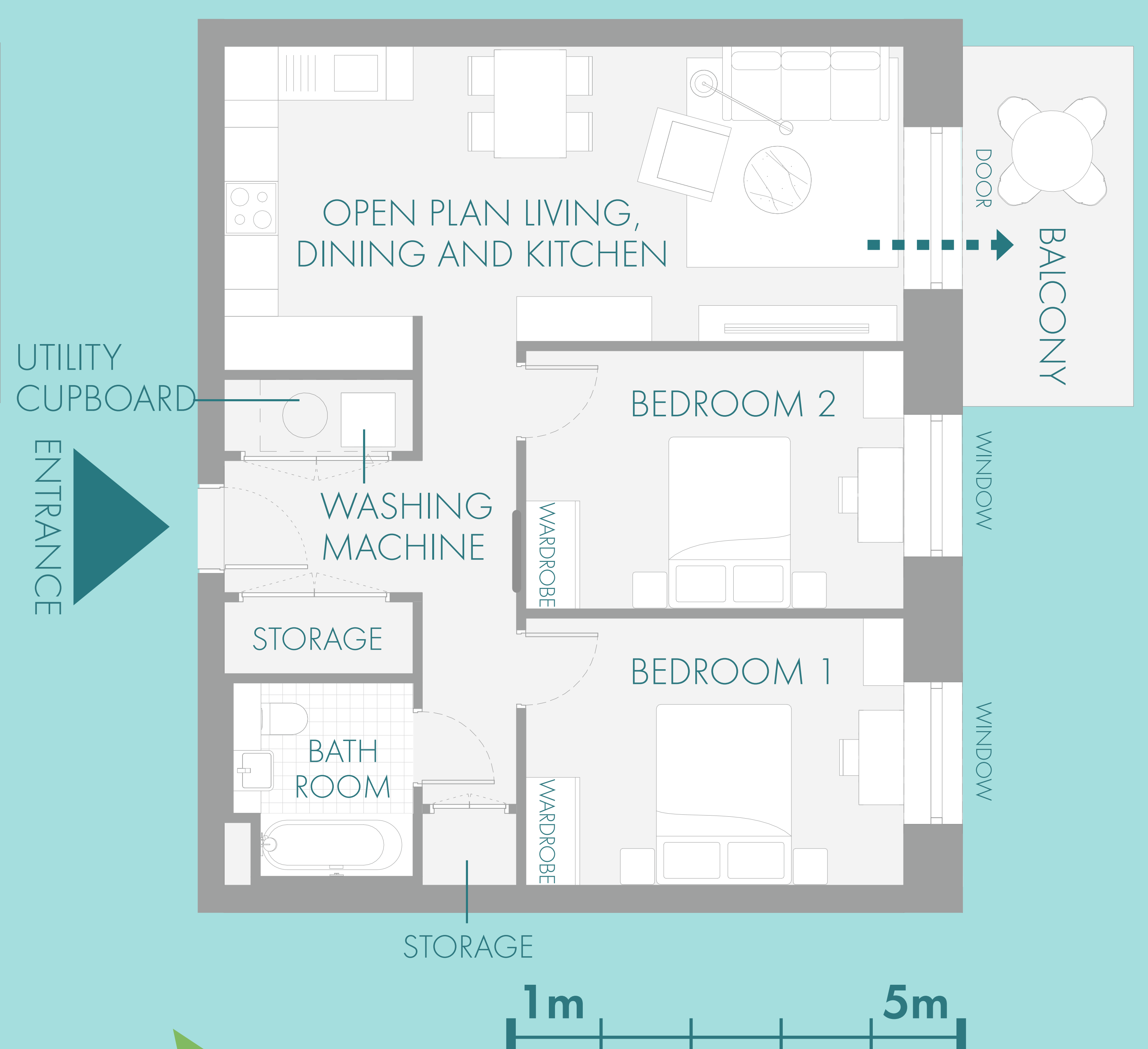
## Typical 2 bed homes



### Closed plan kitchen



### Open plan living/kitchen



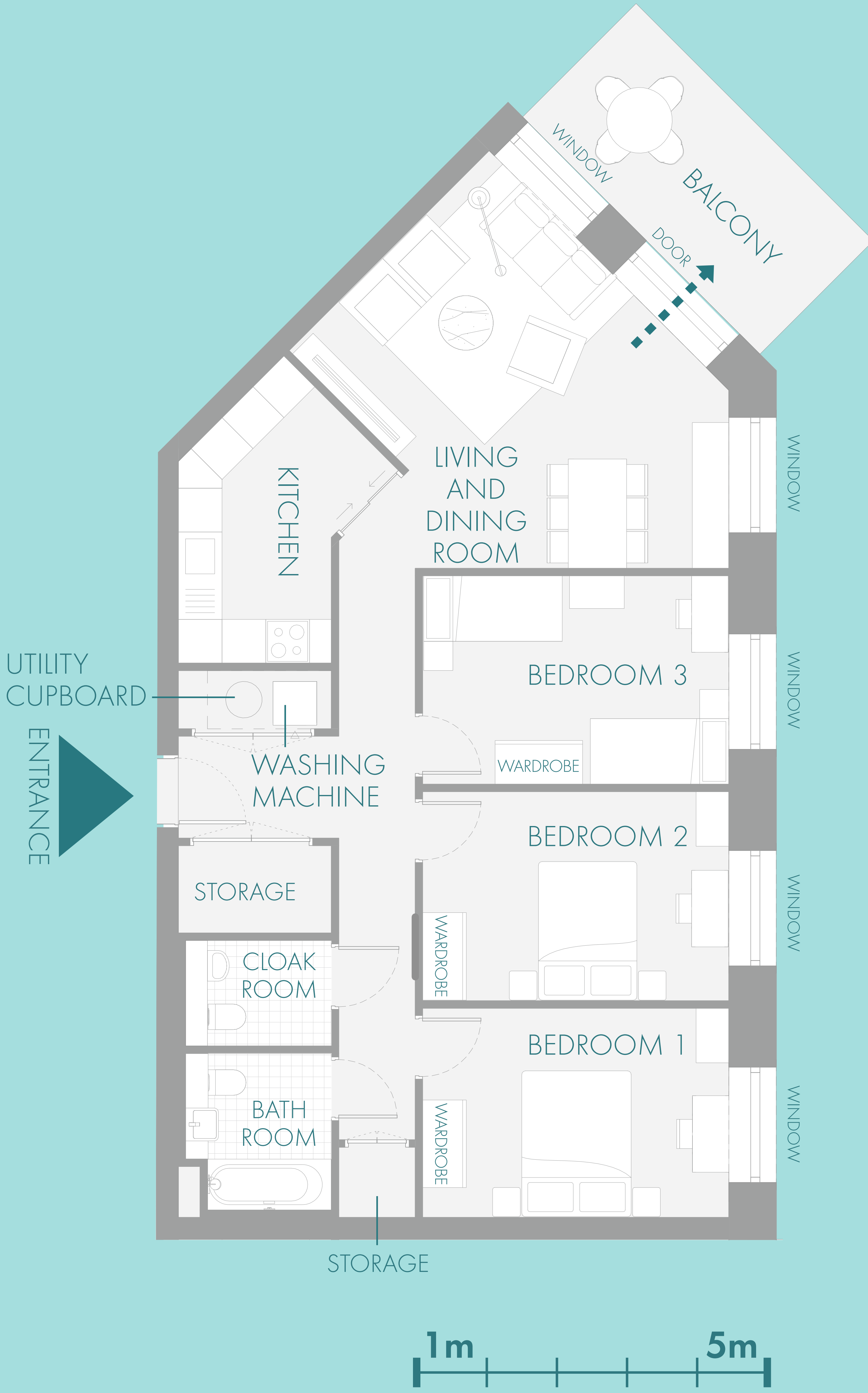
Home layouts are being designed currently. These are typical examples that we'd like to get your feedback on

Please tell us what you like/dislike and place a red dot on the layout you prefer

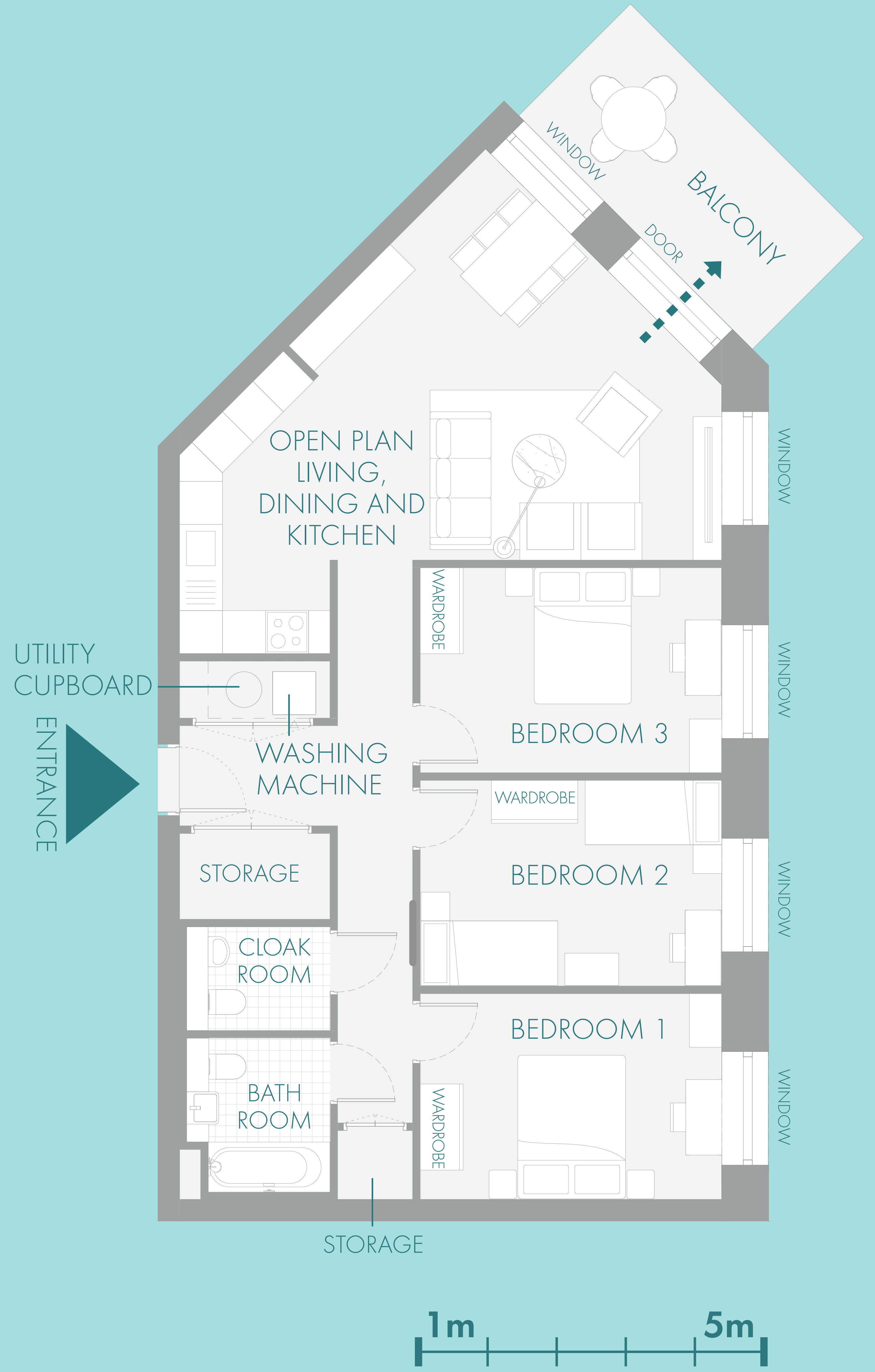
# YOUR NEW HOMES

## Typical 3 bed homes

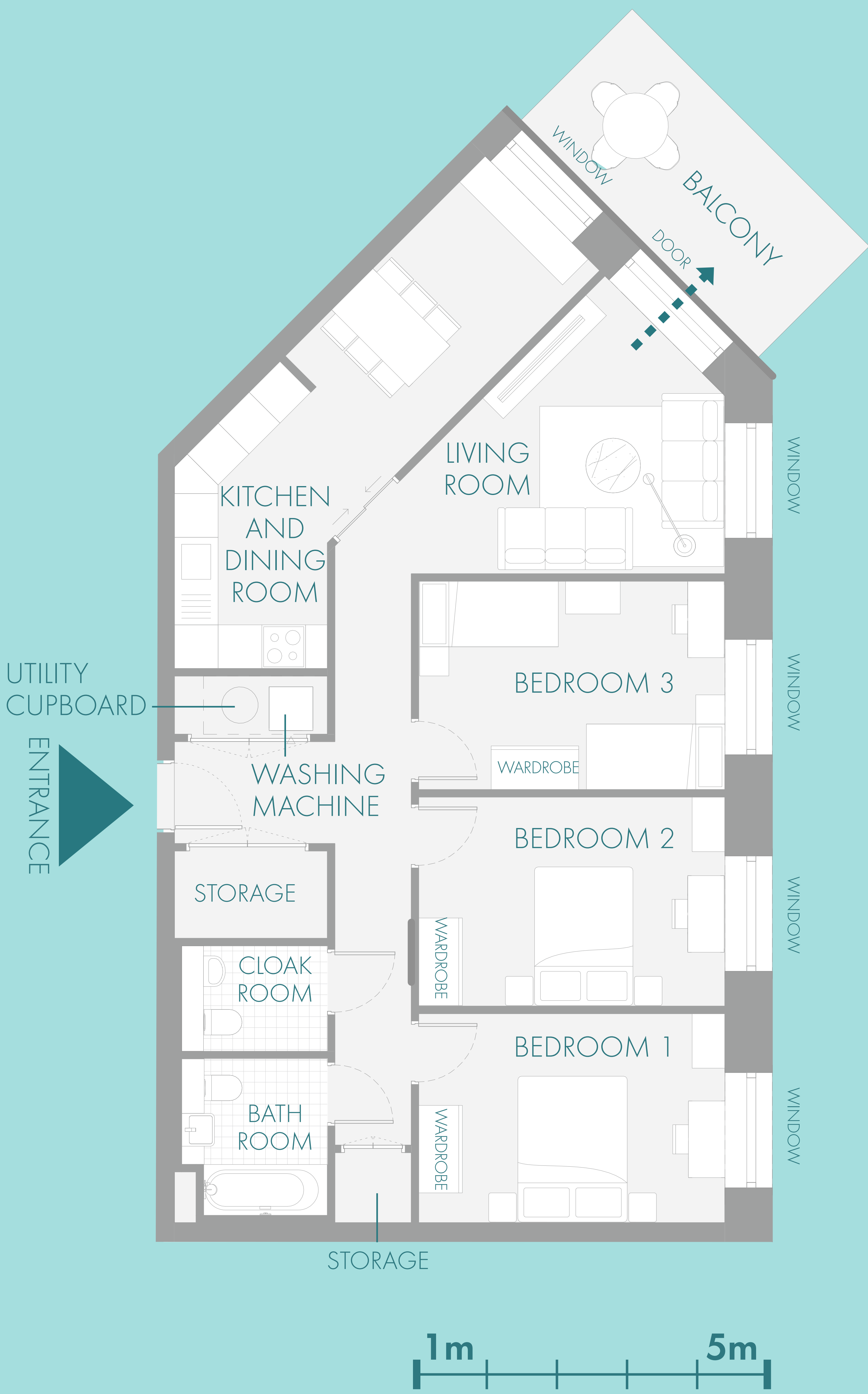
Closed plan kitchen



Open plan living/kitchen



Closed plan kitchen and dining



Please tell us what you like/dislike and place a red dot on the layout you prefer

Home layouts are being designed currently. These are typical examples that we'd like to get your feedback on



# RESIDENT CHARTER, RIVERSIDE COMMITMENTS



## 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 £7,100 for moving
- Commitment to building high quality new homes
- Riverside will remain your landlord

## YOUR VOTE MATTERS

### 2ND STAGE Autumn / Winter 22

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

- In October, we'd like to hold the 2nd and final 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 the planning application this year as planned without the majority of votes being in support of the new scheme proposals



## FAQ's



Will my vote be shared with Riverside and Mount Anvil?

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

Who will manage the votes?

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

How can I vote?

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