



COUNTRYSIDE
Places People Love



Pike Close redevelopment Resident update

April 2023

What have we been doing recently?

Autumn 2022

Contractor site cabin installed.
Site hoarding for phase one installed.
Service diversion works completed.

February 2023

New temporary car park behind Lavisham House completed.
Electric mains switchboard at Wells House relocated.

March 2023

Installed temporary walkway to Burnt Ash Heights.
New emergency fire escape at Wells House completed.
Staircase to Wells House demolished.

Construction Timeline

Phase 4
(Block E & F)

Spring 2030 –
Winter 2031

Phase 3 - Block D

Spring 2028 –
Autumn 2029



Phase 2
(Blocks A & B)

Spring 2025 –
Summer 2027

Phase 2
(Blocks A & B)

Spring 2025 –
Summer 2027

Phase 1 (Block C)

Summer 2023 –
Winter 2025

What's happening?

Pit lane works

Works have started on 11 April and will last approximately three weeks.

Once completed, the new pit lane will accommodate heavy loads, reducing traffic movement within Pike Close.

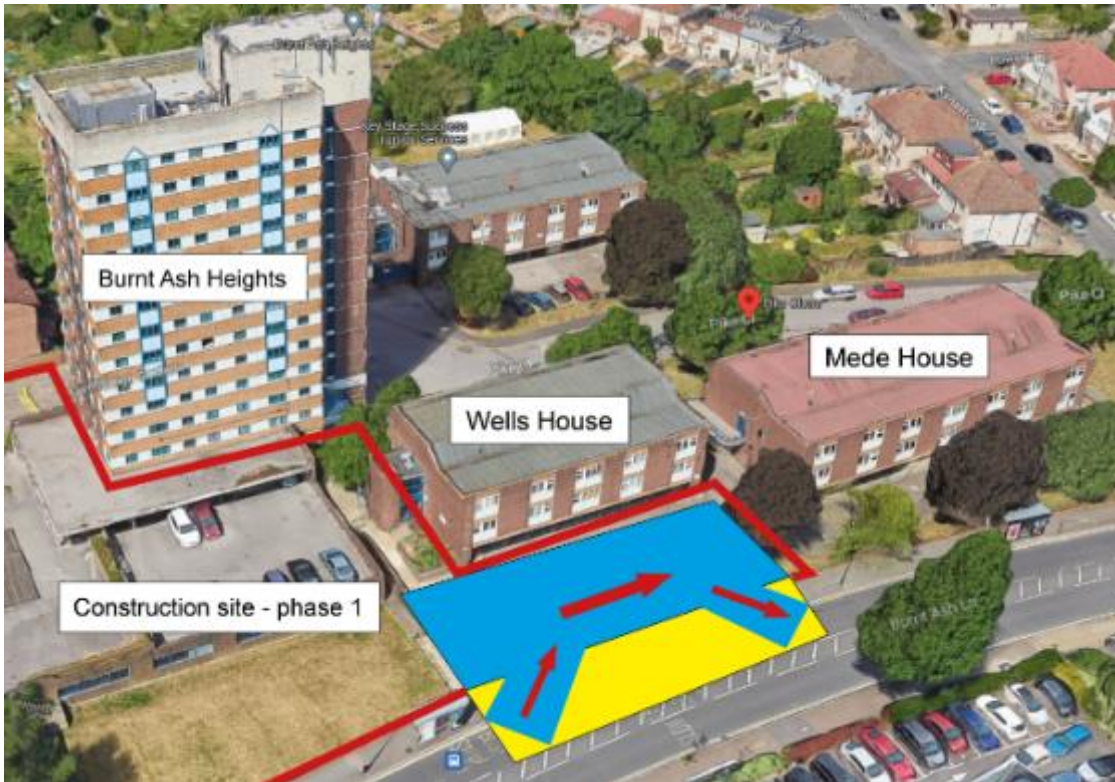
Demolition works update

We apologise for the slow progress of these works.

Countryside have been busy planning works to divert the existing pipe work and to install the construction pit lane along the boundary of Burnt Ash Lane, which will need to take place before we progress with the main works to the podium car park.

We anticipate the podium car park will be fully demolished by the end of May.

Construction Deliveries



Countryside is creating a pit lane to allow deliveries to block C (the first block to be built), this will reduce traffic movement within Pike Close.

Deliveries will take place:

- Monday to Friday, 8am-6pm
- Saturday, 8am-1pm.

Decant and phasing

Phase 1 – Mede and Wells

Build Block C (Summer 2023 – Winter 2024/25)

Decant Mede and Wells into Block C (Winter 2024/25)

Demolish Mede and Wells (Spring 2025)

Phase 2 – Burnt Ash Heights

Build Blocks A and B (Spring 2025 – Summer 2027)

Decant Remaining Burnt Ash Heights residents into Block A (Summer 2027)

Demolish Burnt Ash Heights (Autumn 2027 – Spring 2028)

Phase 3 - Lavisham House

Build Block D (Spring 2028 – Autumn 2029)

Decant Lavisham House (Autumn 2029)

Demolish Lavisham (Winter 2029/30 – Spring 2030)

Phase 4 – Terraced houses

Build Terraced Houses (Spring 2030 – Winter 2030/31).

Consultation Timeline

Here is an indicative timeline on how we will consult with you during the first phase of construction:

SPRING 2023	SUMMER 2023	SUMMER 2023	AUTUMN 2023
Policy workshops <ul style="list-style-type: none">• Allocations• Moving out• Vacant possession.	Living costs workshops <ul style="list-style-type: none">• Service charge• Council Tax• Energy bills.	What your home will look like <ul style="list-style-type: none">• Decoration• Kitchen units• Floor coverings• Sample selections.	Estate workshops <ul style="list-style-type: none">• Estate security• Estate management• Parking and cycle storage.

Regular drop-in surgeries with the project team, and your ITA, Source Partnership

Contact Us

Housing Officer – Ephraim Maseya

T: 0345 111 0000 / E: southcentrallondonhsg@riverside.org.uk

Resident Liaison Officer – Jade Adnett

T: 07980 761482 / E: pikeclose@riverside.org.uk

Your Independent Tenant Advisors – Carol & Rob at Source Partnership

E: carol@sourcepartnership.com or rob@sourcepartnership.com

T: 0800 616 328

