

The redevelopment of Friars Close & Burrell Street

Moving out of your existing home while your new home is being built – May 2023



What we will cover today

- Programme update
- Introduction to Kalmars
- Moving out of your existing home and into your new home (temporary and permanent moves)
- Vacant possession and indicative project timeline
- How will Riverside support you
- Question and Answer session.

Introductions

Riverside housing team

Richard Plenderleith

Head of Social Housing

Belinda Stewart

Housing Services Manager

David Wade

Housing Officer

Riverside regen team

Jamie Wrye

Senior Development Manager

Joanne Downs

Tenant Engagement Manager

Jade Adnett

Resident Liaison Officer

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Senior Communications Officer

Kalmars

Sebastian Kalmar

Managing Director

Denim Islam

Head of Residential

Open Communities

Ray Coyle and Alison Gaskin

Independent Residents Advisors

Programme update

- The Government launched a consultation on new fire safety measures which may soon require new residential buildings over 18 or 30 metres (8 or 10 storeys high) to have two staircases
- As a result, we have had to amend the scheme design to incorporate a second staircase within the taller block to ensure we comply with this new guidance
- We are submitting the amends to the planners in June 2023. Planning Committee is likely to take place in Autumn 2023.

How will these changes impact on the scheme?

- Slight increase in homes from the plans submitted in December 2022. The number of new homes may be subject to change as the plans go through planning
 - 140 total homes
 - 28 replacement social rented homes for existing residents
 - 25 affordable rent homes
 - 10 shared ownership homes
 - Between 75 and 80 private homes
- No changes to the proposed landscaping, however we are exploring options to include more greening to the Low Line
- The amenity floor on Level 9 has not changed, all residents will have access to covered and outdoor communal areas, whilst the resident's lounge and Peloton studio will remain as an opt-in service for the existing residents.

There will be no change to your homes

- No change to the proposed height of the building
- The width of the tower block has increased by about 2 metres (or about 6.5 feet) to incorporate the second stair well.
- Our commitments made to you regarding your new home will remain
 - ✓ A choice of whether to have an open or closed kitchen
 - ✓ Kitchen windows and glazed doors will be provided for 3-, 4- and 5-bedroom homes where closed plan kitchens are chosen
 - ✓ Kitchen windows and glazed doors will be included for some, but not all, 2-bedroom homes.

Kalmars

KALMARs are a locally based company that have been operating from the area longer than any other residential estate agent.

KALMARs

Meet the team



Sebastian Kalmar is KALMARs managing director, with 15 years local agency experience. Sebastian is very familiar with properties and developments in the area. He will be sourcing and securing properties.



Denim Islam is head of residential and has been working in residential lettings for around 10 years. He will be acting as one of our main points of contact, working with individuals to arrange and conduct viewings.



Nadine Agius and Daisy Warwick will be acting as administrative support for any additional requirements and to help make moving homes a pleasant experience.

Survey responses & considerations

- Help find your temporary home within a one-mile radius
- Secure furnished and unfurnished homes, based on your preference
- Source properties suitable for your needs, based on your survey responses
- Homes will be accessible where needed.

Finding your temporary home

- Consultation stage: discuss available properties, gain feedback, determine suitability
- Viewing stage: schedule and conduct viewings, answer questions
- Selection stage: agree on the best suited property, talk through move details and furnishings, and secure home
- Move-in stage: confirm utilities are connected and final inspection before moving in.

Temporary moves process

- You will **not** be required to move out of your existing home until Southwark Council grant us planning permission
- We will remain your landlord, you will continue to pay your rent and service charge to us as normal
- Riverside will have to follow a legal process to achieve vacant possession of the block
- Once you have accepted an offer of a temporary home, it will be held for you until the time comes to move; these homes will be privately let in the meantime
- Riverside will cover any increase in rent and service charges for your temporary home.

Permanent moves process

- Riverside will have one-to-one conversations with those of you who wish to move out permanently to clarify housing and personal needs, and the areas where you would like to move to
- We will share information with you on available Riverside properties that meet your needs
- We will support you with applications to other Local Authorities or Housing Providers.

What about my tenancy?

- Riverside will remain your landlord throughout the process and you will continue to pay your rent and service charge to us as normal
- You will need to end your tenancy before you move out of your home and we will ask you to sign a separate agreement with us for your temporary home
- You will have access to free independent legal advice about the changes to your tenancies before moving to your temporary home, and your Independent Tenant Advisor will continue to support you during this process
- Before you move into your new home, you will sign a new tenancy with the same rights as those you have in your current home.

What is vacant possession of the site

- Vacant possession of the site means ending your tenancies and giving your homes back to Riverside. You will **not** be required to move out of your existing home until we are granted planning permission
- This allows us to transfer the block to the developers so they can begin demolition, before construction starts
- Delays to this process will have an impact on the construction programme and may result in costly penalties
- We are committed to working with everyone on a one-to-one basis to ensure all residents have a temporary or permanent home that meets their needs.

Indicative timeline

This timeline is subject to receiving planning permission in 2023

- Summer 2023 – temporary home viewings and accepting your temporary home
- Autumn/Winter 2023 – planning decision
- Winter 2023 – serving notices and moving out of your current home*
- Spring 2024 – construction starts on site
- Spring 2027 – construction completed and moving in your new permanent home.

*Permanent moves will follow a different process, however everyone will have to move before the construction start date, once we are granted planning.

How will Riverside support you

- Disturbance payments to cover the cost of moving
- Homeloss payment of £7,800, set by the government and reviewed annually
- We will make sure all residents are supported throughout the duration of the project
- Removals service for everyone, packing & wrapping service for those who need it. Skip days to clear out unwanted items
- Access to independent legal advice about the changes to your tenancies, before your move to your temporary home
- Individual surgeries with your Resident Liaison Officer, Jade, your Housing Officer, David and your Independent Tenant Advisors from Open Communities, Ray and Alison
- We will keep you updated throughout construction.

Contact us

Housing Officer, David Wade

0345 111 0000

southcentrallondonhsg@riverside.org.uk

Resident Liaison Officer, Jade Adnett

07980 761482

friarsclose@riverside.org.uk

Your Independent Tenant Advisors, Ray Coyle and Alison Gaskin

enquiries@opencommunities.org

0800 073 1051.