

# Pike Close redevelopment

Resident Focus Group meeting

September 2023



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Places People Love



**Riverside**

# Construction timeline

## Phase 4 (Blocks E & F)

Spring 2030 -  
Spring 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 (Blocks C)

Summer 2023 -  
Spring 2025

## Moving into your new home

Block C (Mede, Wells and Burnt Ash Heights) – **Spring 2025**

Block A (Burnt Ash Heights) – **Summer 2027**

Block D (Lavisham) – **Autumn 2029**

# We remain committed to what you voted on in the resident ballot

This is a reminder of what we included in our offer to residents, which was put to the vote in March 2019. We remain committed to fulfilling these pledges as part of the redevelopment of your estate.



## If Pike Close tenants vote *Yes*

- All existing tenants will be given a new home on the estate and will only have to move once, directly to their new home
- The estate will be rebuilt to be 'Secured by Design', with improved security features such as CCTV, fob-access doors and visible access routes
- All current tenants will remain on the same security of tenure
- Rents will be kept at the existing levels
- All homes will be more energy efficient, more accessible and will have modern kitchens and bathrooms
- Homes on the estate will meet our resident's needs, reducing some overcrowding that exists currently
- We will pay you a home loss payment of at least £6,300 and cover your moving costs

There will also be new homes built on the estate which will be for sale. The sale of this housing will fund the new and improved homes for existing tenants.

If the estate votes yes, Riverside will be given additional support by the Greater London Authority (GLA) contributing to the funding for new homes for social housing tenants.

# Why are we building a new estate?

## Safety and security

The estate will be rebuilt to be 'Secured by Design' with improved security features which are approved by the Metropolitan Police.

## Energy efficiency

All homes will be more energy efficient, more accessible and will have modern kitchens and bathrooms\*.

## Reducing overcrowding

Homes on the estate will meet the needs of our residents, reducing some overcrowding that exists currently.

## Improved accessibility

By building a new estate to modern standards with lifts to ensure step-free and disability access to all levels.

## Ageing estate

The estate in its current form is tired, not well suited to modern living and very difficult to maintain. The new estate will deliver modern homes fit for the future.

## Unused space

Pike Close currently has a number of unused external spaces which encourage anti-social behaviour. Our designs will better use the space available on the estate, creating communal outdoor spaces to be enjoyed by all residents.

\* Home layouts shown during the resident ballot were indicative and subject to change, as advised in our offer document.

# Planning changes (March 2022)

Here is a quick recap of the design amendments we made in Spring 2022, to secure planning permission from Bromley Council.

## **Building heights**

- Building A (affordable housing) reduced to 8 storeys
- Building B (private sale) reduced to 13 storeys and moved westwards away from Burnt Ash Lane
- Building C (affordable housing), the tallest part of this block increased to 9 storeys; the lower part remains the same.

## **Reduction in private sale homes**

Reduction of 8 private homes (from 86 to 78). The number of affordable homes remains at 92 homes. The total number of all properties on the redevelopment is 170.

## **Increase in amenity space**

- Landscape improvements including more trees, and an increase in the overall size of the amenity area
- The increase in amenity spaces meant a decrease in the overall car parking by 8 spaces, providing a total number of 83 spaces.

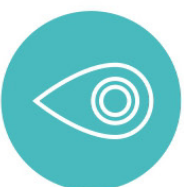
# WE REMAIN COMMITTED TO:



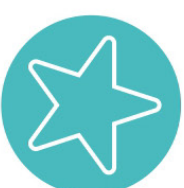
Keep the existing community together



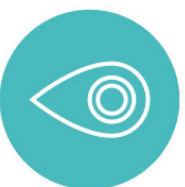
Keep the same tenancy rights and rent levels



A new home for all existing tenants, that will meet their housing need



Help you through these changes by compensating you with home loss and disturbance payment



Private outdoor space for everyone



Improved security by design management



Improved access with lifts within blocks and home layouts on one level



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# How to contact us

## **Site Manager at Countryside, Shane Allen**

07566 772340

For construction related queries; if you leave a voicemail or send a text, Countryside will aim to respond within two working days.

## **Resident Liaison Officer, Jade**

07980 761482 or [pkeclose@riverside.org.uk](mailto:pkeclose@riverside.org.uk)

[www.riverside.org.uk/regeneration-projects/pkeclose](http://www.riverside.org.uk/regeneration-projects/pkeclose)

[www.facebook.com/groups/pkeclose](https://www.facebook.com/groups/pkeclose)

## **Your Independent Tenant Advisors, Carol & Rob at Source Partnership**

0800 616 328 [carol@sourcepartnership.com](mailto:carol@sourcepartnership.com) or [rob@sourcepartnership.com](mailto:rob@sourcepartnership.com)

[www.sourcepartnership.com](http://www.sourcepartnership.com)

Your Resident Liaison Officer and Independent Tenant Advisors, Source are holding monthly drop-in session on the estate; the next surgey is on

**Thursday 7 September (1.15-3.15pm).**

## **Need a repair?**

Report and book repairs quickly and easily with **My Riverside**, either online or via the app. Request a communal repair via our website.



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