

# The redevelopment of Friars Close & Burrell Street

Moving out of your existing home while your new home is being built



# What we will cover today

- Introduction to Black Friars Settlement
- What have we been doing
- Overview of the new scheme
- Commitments/benefits of your new homes
- Finding your temporary home
- Timeline

# What have we been doing?

- The amended planning application was submitted to Southwark Council on 25 September 2023.
- Since the revised application was submitted, the team has been responding to queries raised by Southwark council, including topics such as energy, transport and drainage.
- We are currently working towards a planning committee date on 29 April 2024.
- Working with residents and Kalmars to secure temporary homes.

# Overview of your new scheme

- 149 total homes
- 28 replacement social rented homes for existing residents
- 25 new social rented homes
- 96 Private homes
- 9 storey block that steps up to 21 storeys

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.

# Your new homes

Our commitments made to you regarding your new home have not changed:

- ✓ 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. This will also be an option for some 2 bedroom homes, but not all
- ✓ Residents can choose whether they would like to have built-in wardrobes in their master bedroom
- ✓ Residents can choose whether they would like to have new white goods.



## Summary of key benefits

- Homes that meet your housing need which will alleviate overcrowding
- More energy efficient and quieter homes
- Step free and lift access to all homes
- Increased security through the provision of CCTV, key fob access and well lit pathways, entrances and public spaces.
- Balconies for all homes
- Higher quality shared outdoor spaces at ground floor and roof terrace
- Improved fire safety measures including two staircases and sprinklers
- Secure cycle parking storage
- Secure bin and recycling storage

- All homes will benefit from a high-performance ventilation system
- An option to choose between an open plan or enclosed kitchen layout for 3-, 4-, and 5-bedroom homes
- An option to have new white goods gifted to you for your new homes
- An option to have brand new fitted wardrobes in the master bedroom
- Rents and service charges to remain the same during the temporary move
- Help with wrapping, packing and moving for both moves
- Riverside to remain your landlord throughout



# We need your support!

- We are asking residents to write down a few words of support for the redevelopment on our support cards, which will be presented to Southwark planners.
- The more resident support we can demonstrate to the planners, the more likely we are to achieve planning and the quicker we can start building you new homes!



# Your temporary home – Our commitments

- 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
- Provide storage where required
- Homes will be accessible where needed.



# Challenges in finding new homes

- Our requirements to protect both you and Riverside are not desirable to all landlords, such as the 3-year leases and sub-let clause
- The private rental market is very competitive and there is a shortage of homes for rent in the search area
- We need to secure 20+ homes for rent in a short amount of time.

**Don't leave it too late, arrange your viewing now!**

# What can you do to help us

- Can you widen your search area?
- Move quickly when viewing and securing properties
- View as much as you can, even if you are unsure
- Are you willing to downsize for your temporary move?
- Is there anything stopping you – please tell us.

# 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.

# Indicative timeline

This timeline is subject to receiving planning permission in Spring/Summer 2024

- Spring/Summer 2024 – receive planning decision
- Summer 2024 – serving notices and moving out your current home
- Winter 2024/2025 – construction starts on site
- Winter 2027/Spring 2028 – construction completed and moving into 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 £8,100, 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.



# Questions & Answers