

Summer 2024



Your

Pike Close

www.riverside.org.uk/pikeclose

Your summer newsletter

The regeneration of Pike Close

Take a look at what we have been doing over the past few months, including the allocation of first new homes, delivering social value through the redevelopment of your estate, and a construction update. For updates about the redevelopment of your estate, you can also sign up to our Facebook group. or visit our webpage.



Resident engagement

As we move forward, we continue to engage with residents to gather feedback and address any concerns. Your input is very important to us as we strive to create a new estate that meets the needs and aspirations of all residents.

Allocation of the first new homes and resident choices

We want to thank residents in phase one for actively engaging with us as we worked through the allocation of the first 29 homes. Your preferences and feedback guided us and ensured a fair and transparent allocation process.

All residents in this phase received a letter from our Lettings team in April confirming the home they have been allocated, along with their kitchen and flooring choices.

Residents in this phase have also confirmed paint colour choices for their new homes with Countryside.

What's coming up

In the coming months, Countryside will be engaging with residents to create tailored Social Value proposals to help address the specific needs and aspirations of our residents and the wider community.

By providing your feedback you will have the opportunity to shape these proposals and have your say on the change you would like to see in your community.



Delivering Social Value

Social Value refers to the positive impact that the regeneration of Pike Close will bring to our residents and the wider community through generating new jobs, training, along with community projects. This includes various themes such as economic, environmental, and social benefits that contribute to the overall wellbeing of the community.



Save the date:

Wednesday 17 July, 3pm-6pm

We are inviting you to a community event to discuss what you would like to see within the community through the regeneration of Pike Close. We will be asking you to complete a short survey to share your views on this topic.

This is a fun day, and we will be providing food, balloons and activities such as arts and crafts for children to take part in. Please do come along and chat to the team!

By providing your feedback you will have the opportunity to shape these proposals and have your say on the change you would like to see in your community.

Construction update

We want to ensure you are well informed and involved every step of the way. Here are some highlights from the last few months.



- Brick work is progressing and is nearly 50% complete
- The electrical substation supplying the new development is now in place and we expect power to be live in coming months
- The Solar Panels on the roof space have been installed, with final commissioning due later in the year.

- The concrete floors to each home have been finished, which includes the installation of the underfloor heating system underneath
- The internal partitions within individual homes and the installation of electrical fittings, such as cabling and plug outlets, have been completed to all homes and communal areas.



Looking ahead, here are some key milestones that Countryside is working to achieve in the coming months.

- The external brick work is due to be finished in the Autumn, and scaffolding will then be removed
- Internal fit out work will continue throughout the rest of the year, with installation of some of the kitchens and bathrooms to the lower levels to commence soon.

We appreciate your patience and cooperation as we work with Countryside towards building a better estate, ultimately improving the quality of life for our residents.

Riverside and Countryside mark milestone with ceremony



Earlier this year, we celebrated a significant milestone in the regeneration of Pike Close, the ‘topping out’ of the first new block structure with our joint venture partners, Countryside. Residents, local Councillors, representatives from the Greater London Authority, consultants and the architects joined us on a tour of the new block.

The completion of the first block’s structure is just one piece of the puzzle, and we are committed to seeing the project through to its fruition.

This is an exciting time for residents as Countryside progress with the construction of the first 29 homes, due to be completed in Spring 2025.

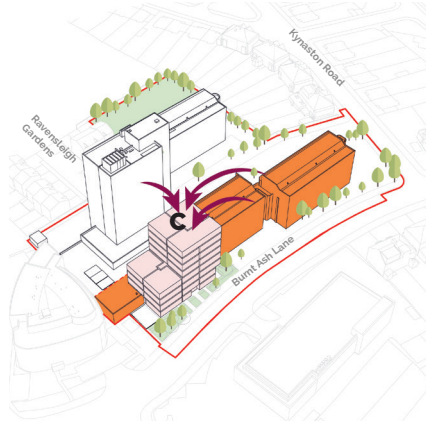
As we continue this journey, we wish to thank our residents at Pike Close who have played a vital role in shaping the future of their community, from the early consultation stages to where we are today.

Programme timeline

Spring 2025	Phase one completion
Summer 2025	phase two begins (until Spring 2028)
Summer 2028	Phase three begins (until Spring 2030)
Summer 2030	Phase four begins (until Summer 2031)

A phased approach to redeveloping your estate

It is crucial that everyday life continue as normally as possible whilst the regeneration of Pike Close takes place. A phased approach ensures we can keep the community together and minimise the disruption to people's lives as much as possible. Outlined below are the four phases and the works that will take place.



Phase 1: Build Block C.
Decant Mede, Wells and part of Burnt Ash Heights.



Phase 2: Demolish Mede and Wells, Build Blocks A and B.
Decant remaining Burnt Ash Heights to Block A.



Phase 3: Demolish Burnt Ash Heights and Build Block E.
Decant Lavisham.



Phase 4: Build terraced housing, construct central square

- Building to be demolished
- Building to be constructed

Stay in touch

We are always happy to hear from you and answer any questions you may have. For more information, please contact:

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