



**Bellway** | London



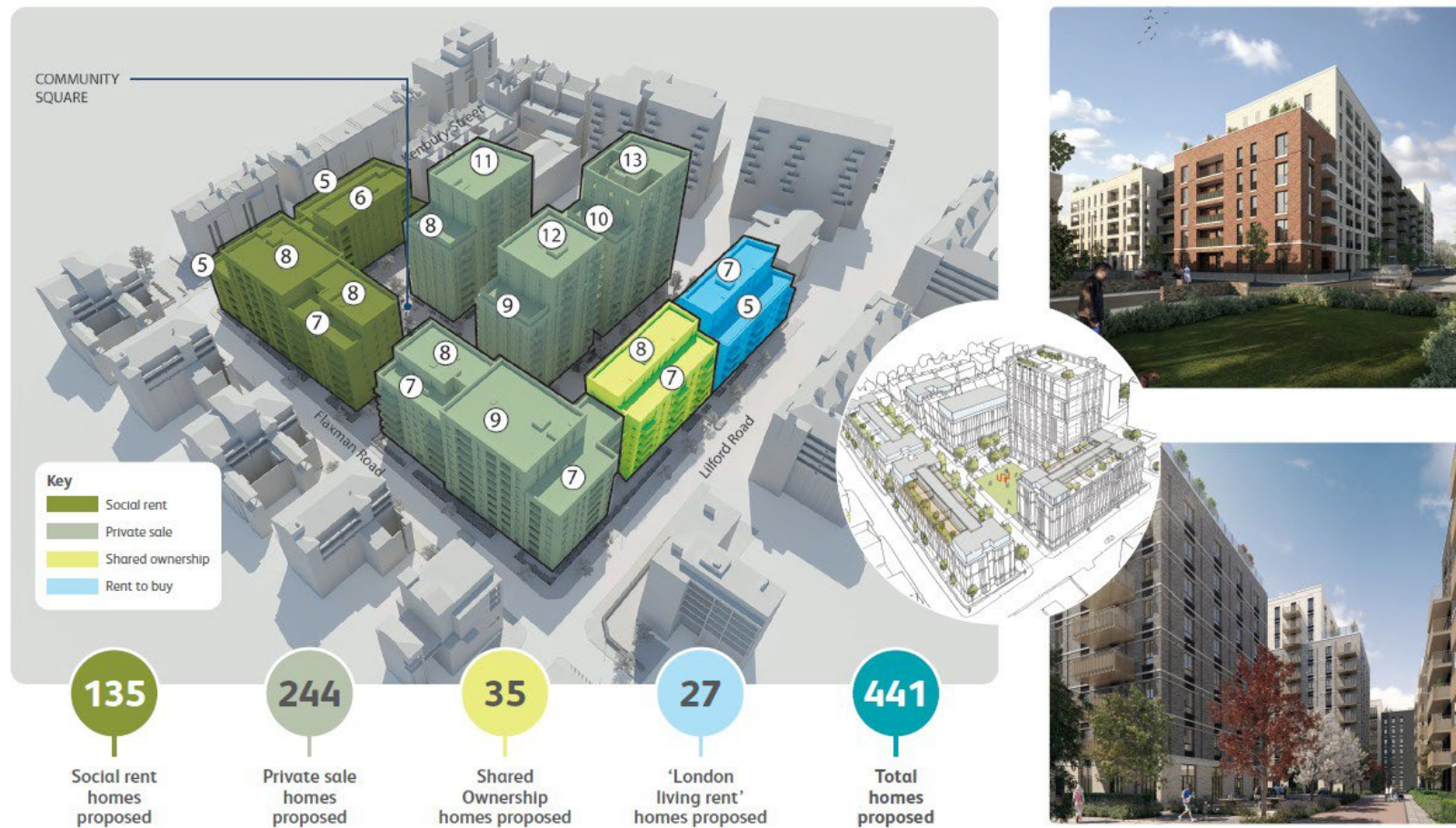
# Geoffrey Close redevelopment

September 2025



# The new development

Bellway are building a new neighbourhood at Geoffrey Close, made up of **eight blocks** ranging from **6 to 13 storeys**. The image below shows the number of storeys for each block.



# Construction update

## Block A progress

Work on Block A is progressing well. Bellway plans to hand the new homes over to Riverside in **early spring 2026**.

## Naming the first block

Bellway has applied for the naming of the first new block with Lambeth Council. The approval process usually takes around 4 months. We will keep you updated on progress and involve you in the process, where possible.

## Block A – home viewings

Viewings of homes in Block A will begin from **mid-November**. At this stage, the homes will be at ‘white box’ stage, meaning fixtures and basic decoration will be complete. These viewings are designed to give residents due to move into the new block a sense of the size and layout of their new home.

In early 2026, residents of Block A will be invited back for the **second viewing**, once their chosen kitchen and flooring have been installed. This will give them the chance to see their home much closer to its finished state.

Please note that all dates are dependent on the construction programme. Riverside will keep you updated on any changes.

# Construction update (continued)

## Tree removal

As part of the approved planning application, Bellway will remove **approximately five trees** near 71-84 Geoffrey Close (on Flaxman Rd and Kenbury Gardens) to allow the block's demolition.

These removals are needed to prepare for the next phase of construction. Bellway will follow safety rules to protect residents and the wider environment while the work takes place.

As part of the regeneration works, a variety of deciduous trees will also be planted as part of a bespoke landscaping scheme which will enhance public accessible spaces throughout the new development.

## CCTV Installation

We know that safety and security are important to residents, and many of you have shared concerns with us.

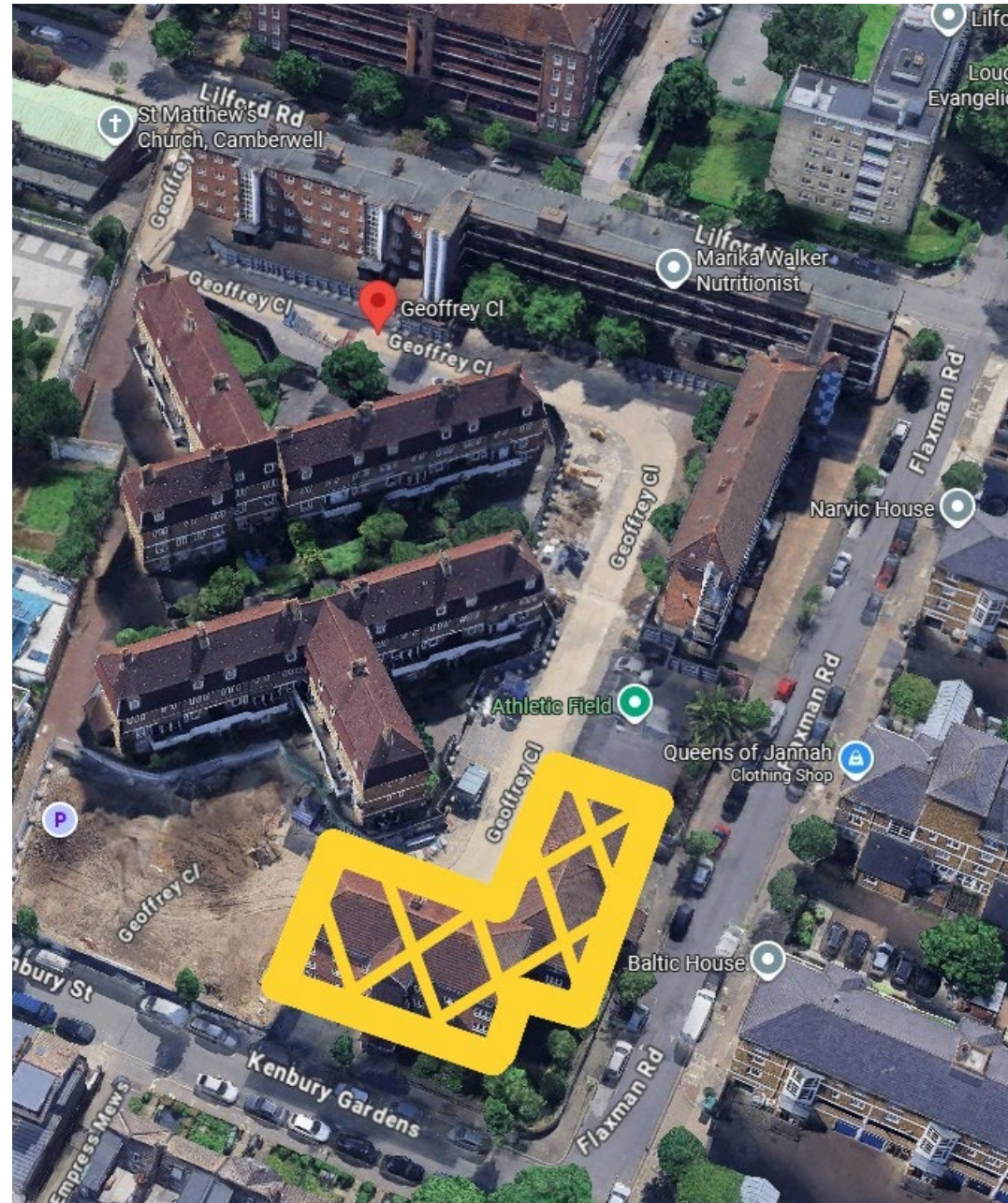
Through consultation with a small group of residents, we have identified key areas across the estate for new CCTV cameras. Bellway's contractor will begin installation during the **week commencing 22 September**.

As the project continues, we will look to add further cameras where needed. Any new locations will be carefully chosen to provide effective coverage while also respecting resident privacy. We will continue to assess this on a case-by-case basis and keep you informed of any updates.



# Demolition of 71–84 Geoffrey Close

- Once Block A is handed over to us and all relevant checks are carried out, the first residents will move into their new homes.
- When households from 71–84 Geoffrey Close have moved, demolition of these blocks will begin.
- Bellway expects demolition to start in **summer 2026**.



# Engagement timeline for phase 1

Here is how we are working with residents during the first phase of construction. The same approach will be used in future phases.

MARCH 2024	SUMMER 2025	SUMMER 2025	AUTUMN 2025	WINTER 2025/26
<b>Construction plan</b>  Phase 1	<b>Resident choice items</b> <ul style="list-style-type: none"><li>• Decoration</li><li>• Kitchen units</li><li>• Floor coverings</li><li>• Sample selections.</li></ul>	<b>Policy workshops</b> <ul style="list-style-type: none"><li>• Allocations</li><li>• Preferences</li></ul>	<b>Living cost &amp; vacant possession workshop</b> <ul style="list-style-type: none"><li>• Viewings</li><li>• Service charges</li><li>• Energy bills</li><li>• Moving out</li><li>• Vacant Possession.</li></ul>	<b>Estate workshop</b> <ul style="list-style-type: none"><li>• Estate security</li><li>• Estate management</li><li>• Parking and cycle storage.</li></ul>

# Project timeline

Block A, B1+2, and C1 will be new social rent homes for existing residents.

## Phase 1 (Block A)

Spring 2022 – Spring 2026

## Phase 2 (Block B1+2)

Summer 2026 – Autumn 2028

## Phase 3 (C1+2)

Winter 2028/2029 – Autumn 2031

## Phase 4 (D-F)

Winter 2031/2032 – Summer 2036.



# Moving into your new home

## **Block A – Phase 1 (25 homes)**

- Households from 71–84 Geoffrey Close
- 2 wheelchair-accessible homes from Canterbury Close

After these moves, **11 homes** will remain. These have been offered in the following order of priority: 50–70 Geoffrey Close first, then 17–49 Geoffrey Close, then 1–16 Geoffrey Close).

## **Block B1 and B2 – Phase 2 (81 homes)**

- Households from 1–70 Geoffrey Close not moving into Block A
- All 22 households from Canterbury Close

## **Block C1 – Phase 3 (29 homes)**

- Households from 1–28 York Close
- Tenants with a right to return to Geoffrey Close.



# Our commitments to you

- Keep the existing community together – all current residents will be offered new homes on the estate
- Keep the same security of tenure and the same levels of rent for all existing tenants
- Provide all existing tenants with new homes built to modern standards and to a size that meets your housing needs
- Help you through the development by compensating you with a home loss and disturbance payment
- Provide homes that are more energy efficient, more accessible and will have modern kitchens and bathrooms
- Improve security across the estate through design and management
- Provide private outdoor space for all residents either via a balcony or private garden
- Improve accessibility to buildings with lifts, maintaining security with fob and intercom systems
- Provide new landscaped communal areas outdoors for residents of all ages to enjoy
- Build new homes on the estate which will be for sale and will help fund the new and improved homes for existing tenants.

# Contact us

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