

# North Tabard Gardens Estate Presentation

*T&RA Briefing*



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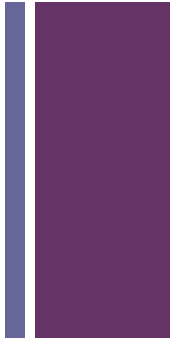
# London Has A Housing Crises

- London is facing a housing crisis and as part of this Southwark is also experiencing extreme housing shortages
- The Council wants to building 11,000 new council homes across the borough by 2043, and 2,500 of these by 2022
- In supporting this we are consistently looking at new and innovative ways to provide new council homes for local residents
- We have looked at a number of estates across the borough in considering which can accommodate roof top homes, and we think a number of the lower blocks at Tabard Gardens Estate may be suitable.





# Advantages of Roof Top Developments



- More new suitable homes to existing local residents in housing need.
- Provides important services to our existing blocks where required; like new lifts, roofs, improved block insulation and better fire safety measures.
- Improvements to shared spaces and the surrounding area.
- Better value for tenants and leaseholders, as we will complete important block works at the same time as we build these new homes, the cost of which will not be recharged.
- Less disruptive to residents because significant parts of the build are undertaken off site.
- Higher quality homes, as developing flats off-site, in an indoor environment means they don't have to be built through difficult weather conditions



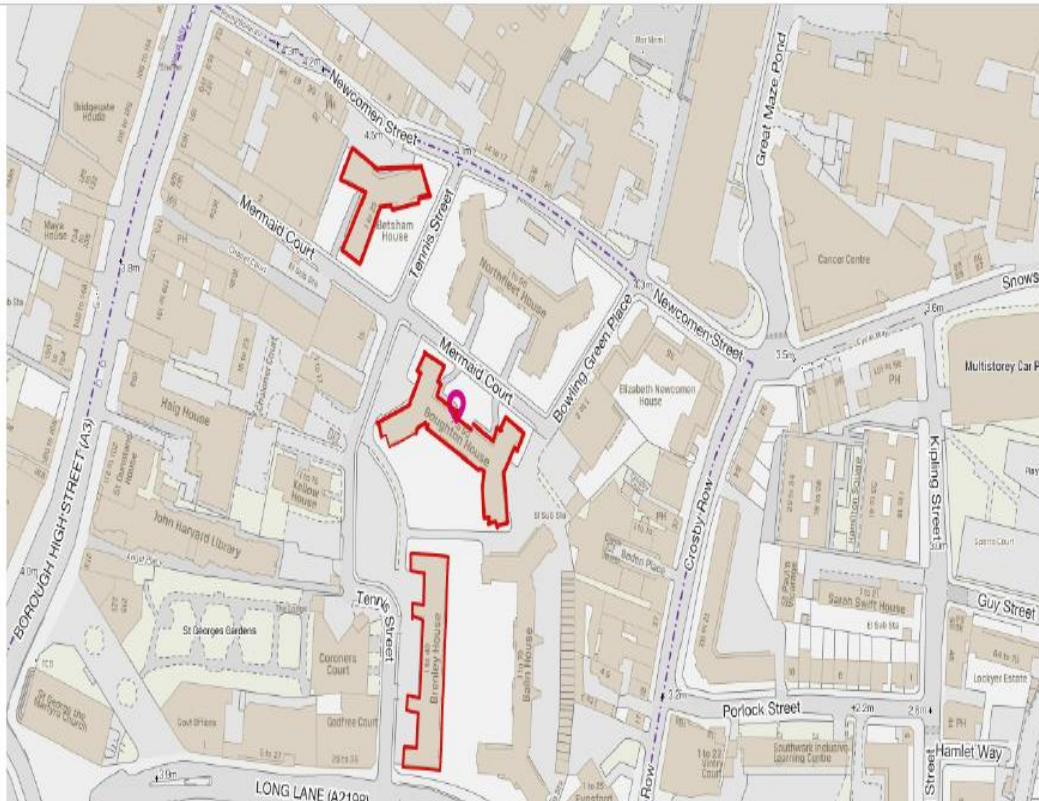
# Assessing the Opportunities

- Views of the existing residents.
- The block and estate condition.
- The structure of the roof and any key services on the roof
- The building's ability to hold a roof top development and build materials.
- How easy it is to access to the roof.
- The impact of the scheme on surrounding buildings.
- Potential unit increase that can be achieved.
- + ■ Site accessibility for modular development during.





# Location of proposed development of Betsham House, Boughton House & Brenley House



- This map shows the proposed site that has been considered as a possible rooftop development site.
- All blocks have been considered but some have been discounted due to their existing height.
- There maybe an opportunity for an infill development.

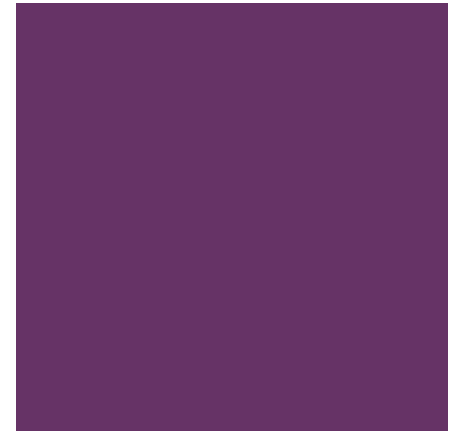
- ✚ All 5 storey purpose built blocks with a flat roof.
- External walkways to entrances.
- Neighbouring properties are mostly blocks of flats.
- A new 9 storey development was constructed nearby Brenley House.
- Surrounded by some taller tower blocks.
- Access to site is limited.



## **Brenley House, Boughton House and Betsham House Site Assessment**

# Putting Residents First

- Existing tenants in top floor flat will have the option of being able to move into one of the new homes being developed above.
- Where we are also building new homes on estates, those whose existing home is too large or small will get first preference on the new homes being developed.
- We will undertake programmed works at the same time as the new homes are being built (for example, insulation or roof works, or new lift access where additional homes make this necessary).
- ✚ We'll keep you regularly informed with detailed and relevant information about the design and structure of any new building.
- We'll work closely with residents to ensure the new homes compliment existing buildings and meet local needs.



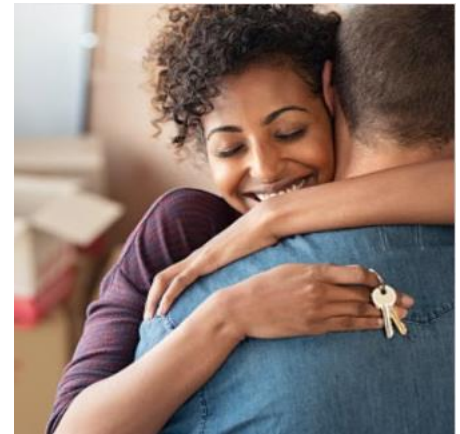


# Leaseholders Commitments

Leaseholders won't be charged for communal improvements or any works that are necessary in building new homes.

This includes:

- Any new roof element linked to the building of rooftop homes.
- External wall insulations that reduces fuel bills.
- Installing a new lift that is needed to give access to both new rooftop homes and existing homes.
- Resident leaseholders in top floor flats, that have lived there for at least 12 months, may be entitled to purchase one of the new rooftop homes, with the council purchasing your existing home.





# How we will ensure you are consulted



- flyers inviting residents to drop-ins;
- working with a resident steering group
- newsletters to residents within the consultation radius;
- publicity -on community notice boards in the neighbourhood;
- contacting and helping vulnerable residents.
- providing a telephone services in responding to residents' queries
- Ensuring the contractor provides feedback on information requested, and providing updates via the consultation hub.
- Resident support with the contractor and their residents liaison offer

# + Indicative Next Steps

- Contact local T&RA's and discuss rooftop opportunities on their estates.
- Send out residents letters and the Roof Top Development Leaflet.
- Open an online consultation residents survey hub (extend period due to lockdown).

## CONSULTATION

