



Tabard Gardens Estate

New homes update

MARCH 2021

As you may already know, we are looking at numerous ways to provide new council homes for local residents. Southwark is experiencing extreme housing shortages, so we want to build 11,000 new council homes across the borough by 2043, and 2,500 of these by 2022.

Rooftop homes are new council homes that we are looking to build on top of existing council owned blocks. At Tabard Gardens Estate, we have identified that **Balin House**, Betsham House, Boughton House, Brenley House and **Northfleet House** may potentially be capable of taking additional homes on top.

At Tabard Gardens we are also considering an opportunity to create new homes on an infill site on Tennis Street. However, our considerations are still at a very early stage and nothing is set in stone.

Please take the time to read this newsletter, providing further information about the rooftop and infill proposals. Copies will be delivered to households on your estate.

It's important to note that nothing has been decided yet, but we do want to find out what you think about this opportunity. We also need your help deciding where and how we go forward in providing these new council homes while making improvements to your estate, so all residents can benefit.

Again, if we are to develop these new homes, we will also improve the infrastructure of the existing flats and blocks and the services sitting underneath. We will work closely with estate residents to develop a menu of options to improve the existing flats in these blocks, the exterior of the building and where appropriate provide new services like lifts and improved block entry arrangements.

YOUR QUESTIONS ANSWERED



Since our last correspondence, which was focused on Betsham House, Boughton House and Brenley House residents, we have received a number of questions and so we would like to share some of these with you and provide some clearer answers.

Can I move into a new rooftop home?

If you live on the top floor of a block where these homes are planned, you will have automatic rights to move into one of the new rooftop homes whether you are a leaseholder or a tenant. If you are a leaseholder this will require you to sell your existing flat back to the council and meet basic affordability tests. If you live in the block or on the estate and you are in housing need or your home is too large you may also be able to move into one of the new homes.

Will the works be disruptive for residents?

We aim to minimise the amount of works that are carried out on the estate by building as much of these homes off site as possible. This is called applying modern methods of construction (MMC). This will significantly reduce the amount of workmen and trades that are active on site during the build process. We will work with you to determine what levels of MMC are available for each block.

Will leaseholders be charged for these works?

This will very much depend on what is required as part of the works to the existing blocks. As a general rule we will **NOT** charge leaseholders for any works that we are undertaking in delivering the new rooftop homes. This includes new lifts, new stairwells, improved lighting and drainage

facilities, new roofs, thermal and sustainability improvements and improvements to the public realm.

Will there be flats or maisonettes over two floors?

This depends on the capacity of the existing building, the heights of the surrounding buildings (massing) and the sunlight/daylight impact on the surrounding buildings. However, we are only considering a single floor on the blocks mentioned.



Is the council housing going to be truly affordable for council tenants?

Yes, the rooftop homes will be available at council rents (called social housing rents) and will be the same rates as our existing council rented properties.

How many bedrooms will be in each unit? Will there be a variety of units?

We hope to develop a variety of family sized units. However, for rooftop blocks this will be influenced by the existing building and the layouts of the flats on the

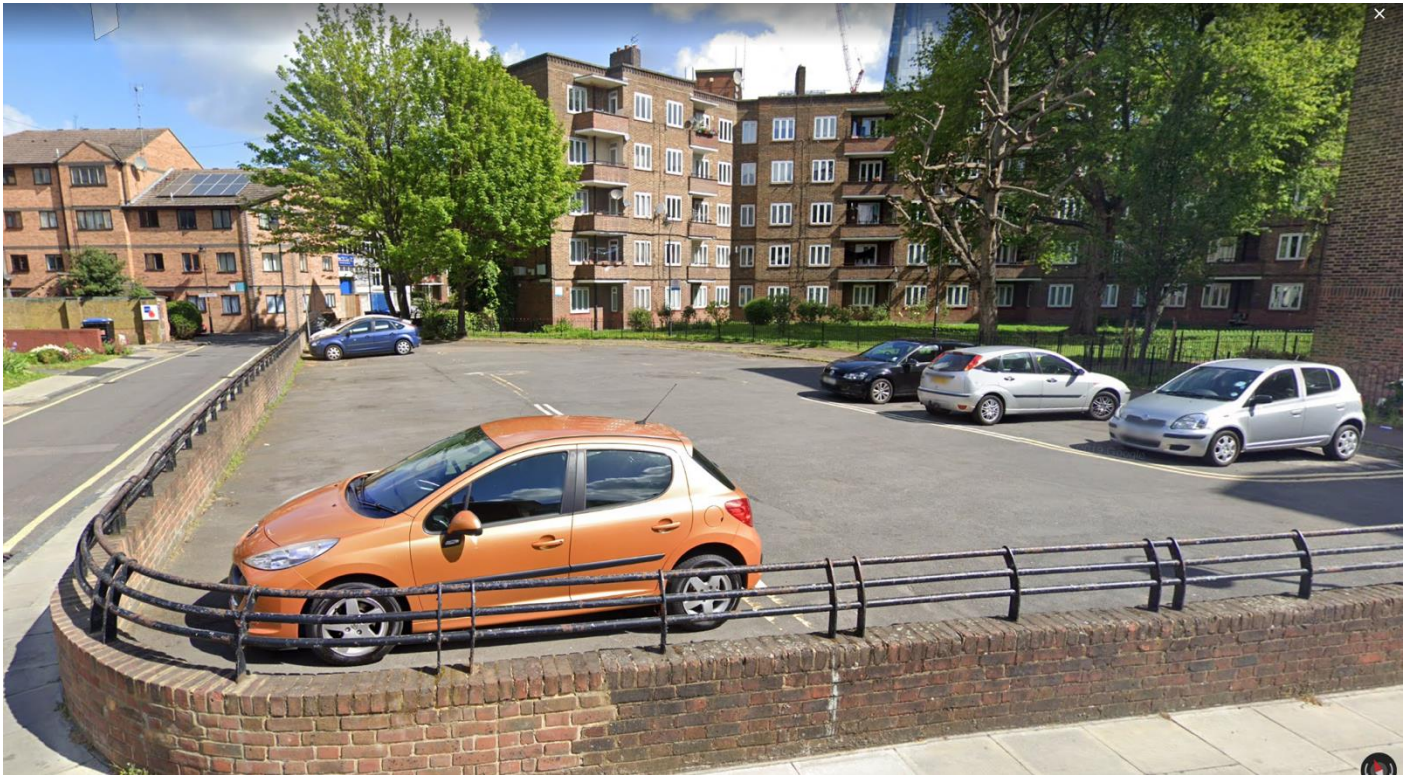
top floor.

What about the flats in the existing blocks?

We want to improve the flats in the existing blocks under which we are proposing new rooftop homes. We will work with you to develop a menu of options to improve the existing flats in these blocks as well as the exterior of the building.

Can the council guarantee that if there is structural damage in the future which needs repairs, that the cost of these repairs will not be placed on leaseholders?

We will only progress with rooftop homes after we have received a comprehensive report that the building can carry the weight of the proposed new units, and we are confident that we can do any necessary works to strengthen the load capacity of the existing construction. This assessment will be undertaken by an established and competent surveyor. The works will be inspected and approved by Building Control and the contractor undertaking these works will offer a suitable guarantee. We are confident that no structural damage will result from any rooftop development works undertaken.



How will you manage concerns about blocking sunlight to surrounding blocks?

We will employ specialist consultants to assess the impact of sunlight and daylight on existing houses and flats. We will work closely with you when looking at these plans and we will only proceed if we are satisfied that the new developments will not impact existing homes.

What infill block plans do you have for this estate?

We think that part of the open area near Tennis Street and opposite Angel Place could support a new building, which would be implemented with substantial landscaping improvements to the estate.

How will you manage the parking levels for existing residents as a result of creating new households on the estate?

Any new resident that moves into one of the new homes will be informed that these new homes will have no rights to local parking and this will be a tenancy condition. We will also work with residents to minimise the impact on existing parking spaces by commissioning a parking survey to identify and address future parking capacity requirements.

Timeline

Generally, we are looking to design the homes over the next 12 months, submitting a planning application enabling us to start works by Mid-2022.

The majority of the works that support the new homes will be completed offsite as we are trying to limit on site building works and reduce inconvenience to residents.

We want to launch a dedicated website known as Commonplace by April 2021. This will contain the latest information and plans about the new homes proposal on the Tabard Gardens estate.

Subject to resident consultation and internal approval, we would seek to appoint an architect to design the scheme over the next six months.

Commonplace – Resident feedback

We initially launched the rooftop homes resident consultation using Southwark's Consultation Hub platform which contained a survey for residents to complete about our proposal.

In response to our survey, residents raised the following concerns and issues that will need to be addressed by the project team as we move forward.

- Residents have asked about the structural stability of the existing blocks
- Disruption from construction works
- Improving the condition of the play area
- Leaseholder charges
- What works are planned for the existing blocks
- Insulation/noise reduction
- Parking
- Poor drainage/sewage/water pressure
- Bin stores
- Install cycle racks and cycle storage

A Commonplace site will be set up and will contain more detail and feedback about the new homes proposal on the Tabard Gardens Estate.

We will work closely with you and develop a resident project development group in considering the new homes proposal. We will also look at various options to provide more green spaces, improve drainage across the estate and create more play facilities for young children.

Next steps

- Launch the Commonplace website
- Carry out resident phone calls

Working with you



As we continue to develop our proposals we will arrange consultation meetings with residents and project groups to consider your ideas on these developments. We hope that you are supportive of rooftop homes as they provide desperately needed accommodation for people in the borough.

What if I don't agree with new rooftop homes on my estate?

We will listen to your observations and consider them in determining how we move forward. Our focus is ensuring the plans are sensitive to your concerns. We will progress with building new homes on the estate unless there is a legitimate and compelling reason why we shouldn't be providing new homes for residents.

What level of control do residents have?

We will work very closely with you when selecting architects and looking at proposed designs for rooftop schemes and any

new build opportunities. We will collaborate with you when developing these designs and when making decisions on how we invest into the existing blocks and estate amenities to improve the landscape and public realm.

YOUR VIEWS

"I am worried about the impact on resident's quality of life if infrastructure and amenities are not improved alongside the addition of new housing"

Resident

Our intention is to work with residents in determining resident priorities and the improvements required on the estate. This can include improving play facilities, introducing grow gardens, improving existing tenant and residents halls or any council funded children's facilities.

"Will these works put pressure on parking facilities? Or will there be less parking available? "

Resident

Any new resident that moves into one of the new homes will be informed that these new homes will have no rights to local parking and this will be a tenancy condition. Also, If we are providing new homes that are not rooftop based, we would work with residents to minimise the impact on existing parking spaces.

"Will the rooftop homes affect the value of my property if it goes above five storeys? "

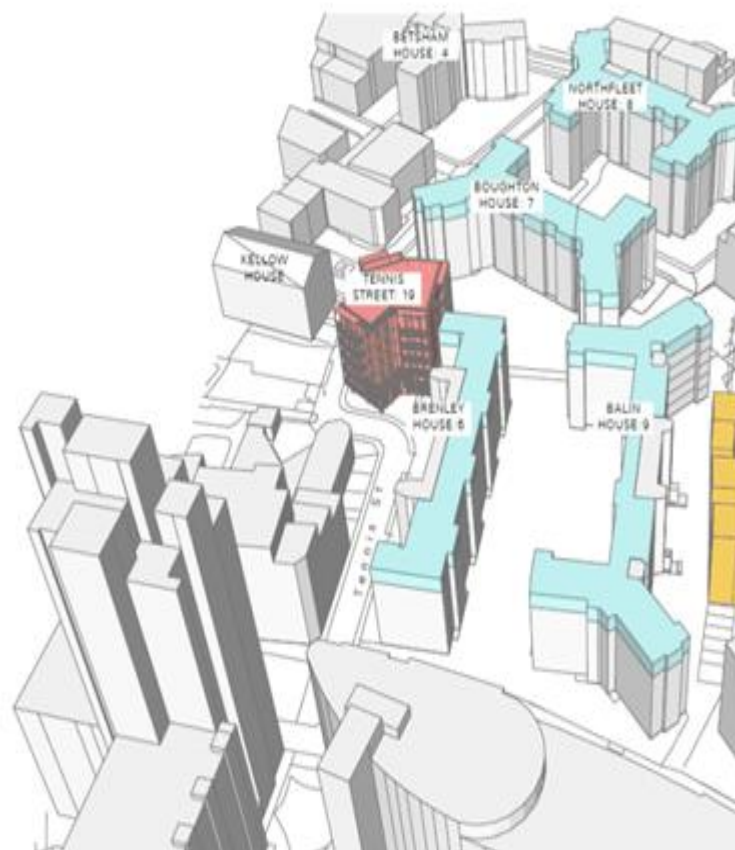
Resident

We intend to work with existing leaseholders and tenants to provide a number of improvements to existing blocks, including adding stairways and new lifts to all new rooftop homes that go above four storeys. We will also offer significant improvements to existing blocks and we are confident that these changes will improve the value of the homes of existing leaseholders.

Initially, the Rooftop Homes proposal considered applying rooftop extensions to Betsham House, Brenley House and Boughton House.

We are now also looking at creating an infill development on Tennis Street as well as rooftop extensions on Balin House and Northfleet House.

6 Proposals Overview



New homes
within roof
extensions



*Please note these are indicative plans to give an indication of massing and location.

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