

# The redevelopment of Friars Close & Burrell Street

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



# Update on planning

- The committee hearing date for Southwark Council to discuss our planning application is set for 16 July 2024.
- 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. This will help strengthen the planning application.



# Overview of the 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, at an additional cost for existing residents.

# Temporary homes - update

## How did we respond to the challenges

- ✓ Widened the search area outside of 1 mile
- ✓ Removed the private let clause for the temporary homes
- ✓ Increased the rental cost for each property size
- ✓ Re-negotiated terms and conditions with landlords
- ✓ Held on-site surgery with Kalmars.

**16 Households have now found their temporary home!**

## Further support available

- ✓ Introducing A3 to assist those that have not found a home
- ✓ Introduce a lettings co-ordinator to support residents when moving
- ✓ Continued independent legal and tenant advice service.

# Your temporary home – what's the process?

- You will sign an **Assured Shorthold** tenancy agreement for your temporary move
- You will continue to pay your existing rent and service charge to Riverside
- Riverside will cover the cost of any surplus in Council Tax, whilst in your temporary accommodation
- Riverside will continue to be your landlord and you will contact us as normal
- Riverside will arrange and cover the cost of removals
- A Homeloss payment currently set at £8,100 (reviewed annually by the government) will be paid upon moving into your temporary home
- If you have confirmed you are moving temporarily, you have the **right to return** to the new block
- You will not be out of pocket as a result of moving
- We will support you if you incur additional travelling costs as a result of being in your temporary home.

# Moving in – getting your temporary home ready

Riverside will:

- Carry out checks on your temporary homes prior to you moving in
- Arrange storage where required
- Ensure your temporary homes are safety compliant and in a good state of repair
- Take meter readings
- Provide you with plenty of notice ahead of moving
- Hold one to one meetings with you to discuss individual concerns



# Next steps – the legal process

Previously, we have said that

*“Riverside will have to follow a legal process to achieve vacant possession of the block” and that we will be “serving notices”.*

**But what does that mean?**

# The legal process (continued)

**Our aim**, regenerate Friars Close and Burrell Street and provide you with a new home which is more energy efficient and sustainable, with modern kitchens and bathrooms and a private outdoor space for everyone.

**To achieve this**, Riverside will need to follow a legal process by serving notices to our tenants to gain vacant possession.

## What have we offered to you to help achieve vacant possession?

- 1) Temporary accommodation throughout the period of the build programme
- 2) Home loss and disturbance payments
- 3) The right to return to the new block
- 4) Keep the same security of tenure, when returning
- 5) You will remain a Riverside tenant throughout
- 6) Packing, wrapping and removal service for both moves
- 7) Rent levels will remain the same.



# The legal process (continued)

## So, what happens next to ensure vacant possession is gained?

In the coming weeks, you will receive a “**notice of seeking possession**” letter which will be hand delivered through your door.

## What is a notice of seeking possession?

- A legal process that Riverside are required to follow to allow us to build your new homes
- The notice is the first step towards requiring you to give up possession of your home
- The notice explains that if you do not move out within the agreed timescale, then Riverside may apply to the court for an order requiring you to give up possession of your home, if necessary
- The notice explains the reasons why Riverside are seeking possession
- The notice states the date that Riverside may begin court proceedings, if necessary.

# The legal process (continued)

## What do I do now?

### If you have secured temporary accommodation

Move into your temporary accommodation on an agreed date with Riverside (within the next 3 months).

### If you have not yet secured temporary/alternative accommodation

Riverside and A3 will continue to work with you to secure your temporary home prior to the planning committee date in July.

Accept and move into this accommodation

By accepting and moving into the temporary accommodation that you have chosen, Riverside will not be required to make an application to the court. You will also negate the risk of court costs being charged to you.

## The legal process (continued)

- To reassure you, Riverside will offer you temporary accommodation throughout the period of the build
- The notices are being served to all tenants of Friars Close and Burrell Street
- The notices are being served to ensure vacant possession is gained, so that we can build your new home.

# Indicative timeline

This timeline is subject to receiving planning permission in Summer 2024.

- Summer 2024 – Planning decision
- June 2024 – Serve legal notices (notice of seeking possession)
- Summer 2024 – Moving out of your current home
- Winter 2024/2025 – Construction starts on site
- Winter 2027/Spring 2028 – Construction completed and moving into your new permanent home.

# Questions & Answers