

# ABERFELDY RSG

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Tuesday 31 March 2026

POPLAR **HARCA**

ECOWORLD  
LONDON



# PURPOSE OF MEETING

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## Tonight will cover

- 1 Landlords Offer
- 2 Timetable
- 3 Phase A schedule
- 4 Considerate construction/access
- 5 Social Value update



# OUR PROMISE TO ABERFELDY

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- ❁ Modern, well built new homes
- ❁ Safer streets through better design
- ❁ Move to the same size home, or larger if you're overcrowded
- ❁ One move from your current home to your new one
- ❁ Existing Poplar HARCA parking permits guaranteed
- ❁ Rent levels for HARCA tenants as if you hadn't moved
- ❁ Options to suit every leaseholder
- ❁ Financial compensation, and help with moving costs
- ❁ Social rent homes
- ❁ Residents' Steering Group key to shaping plans post-ballot
- ❁ Current Poplar HARCA tenancy rights will stay the same
- ❁ Keep the community together



# POST PLANNING TIMETABLE

2026

2027

2028

2029

2030



- ⚙️ **RSG Session**
- ⚙️ **Social Value plan**
- ⚙️ **Jura House retail**
  - ▶ Spring 2026
- ⚙️ **Demolition Homes Starts**
  - ▶ Spring 2026
- ⚙️ **Construction Homes Starts**
  - ▶ Winter 2026

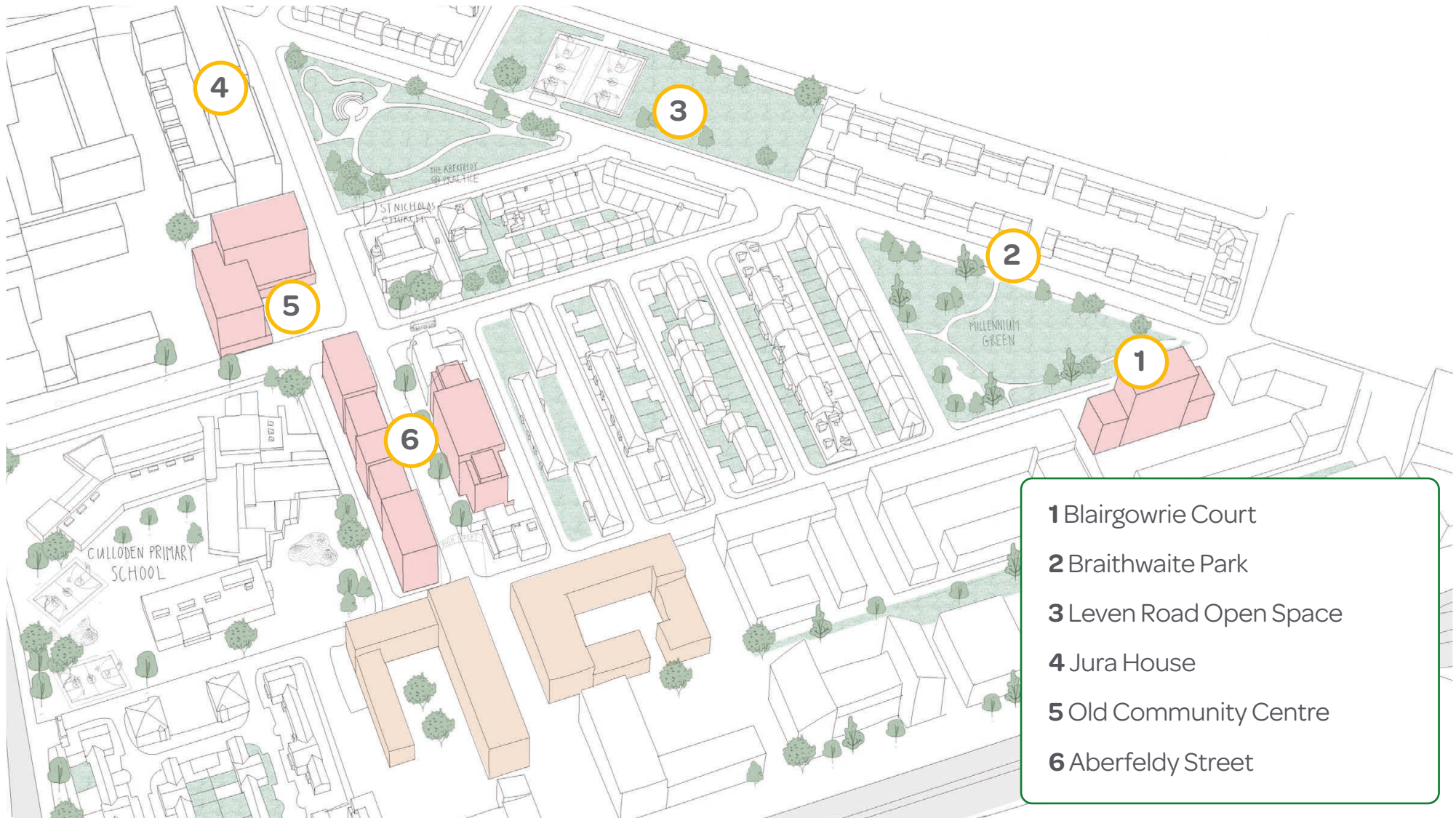
- ⚙️ **Community Activities**
  - ▶ Aberfeldy Festival
  - ▶ Screen at Aberfeldy
  - ▶ Fashion & Design event
  - ▶ Winter Fair

- ⚙️ **RSG Sessions**
- ⚙️ **Completion Starts Homes**
  - ▶ Winter 2028
- ⚙️ **Construction Starts Parks**
  - ▶ Winter 2028
- ⚙️ **Community Activities**

- ⚙️ **RSG Session**
- ⚙️ **Completion Starts Parks**
  - ▶ Summer 2029
- ⚙️ **Completion retail starts**
  - ▶ Summer 2029
- ⚙️ **Community Activities**



# ABERFELDY MAP - PHASE A



- 1 Blairgowrie Court
- 2 Braithwaite Park
- 3 Leven Road Open Space
- 4 Jura House
- 5 Old Community Centre
- 6 Aberfeldy Street

# BLAIRGOWRIE COURT - BEFORE

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# BLAIRGOWRIE COURT - AFTER

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# PHASE A - SCHEDULE

## Blairgorwie House

**No. of stories** - 10

**Tenure type** - 48 private and 4 shared Ownership

**Total number of flats** - 52

**Demolition** - Spring 2026

**Construction** - Winter 2026

**Completion** - Spring 2029



# BRAITHWAITE PARK - BEFORE

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# BRAITHWAITE PARK - AFTER

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# PHASE A - SCHEDULE - PARKS

## Braithwaite Park

**Construction** – Winter 2028

**Completion** – Summer 2029



# ABERFELDY STREET - BEFORE



# ABERFELDY STREET - AFTER 1



# ABERFELDY STREET - AFTER 2

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# PHASE A - SCHEDULE

## Aberfeldy Street

**No. of stories** – up to 7

**Tenure type** – 31 Private  
7 Shared Ownership and  
66 Social Rent

**Breakdown of social rent:**

- 20 x 1 beds
- 14 x 2 bed
- 2 x 2 bed duplex's
- 24 x 3 beds
- 6 x 4 bed duplex's

**Demolition** – Spring 2026

**Construction** – Winter 2026

**Completion** – Winter 2028



# OLD COMMUNITY CENTRE - BEFORE

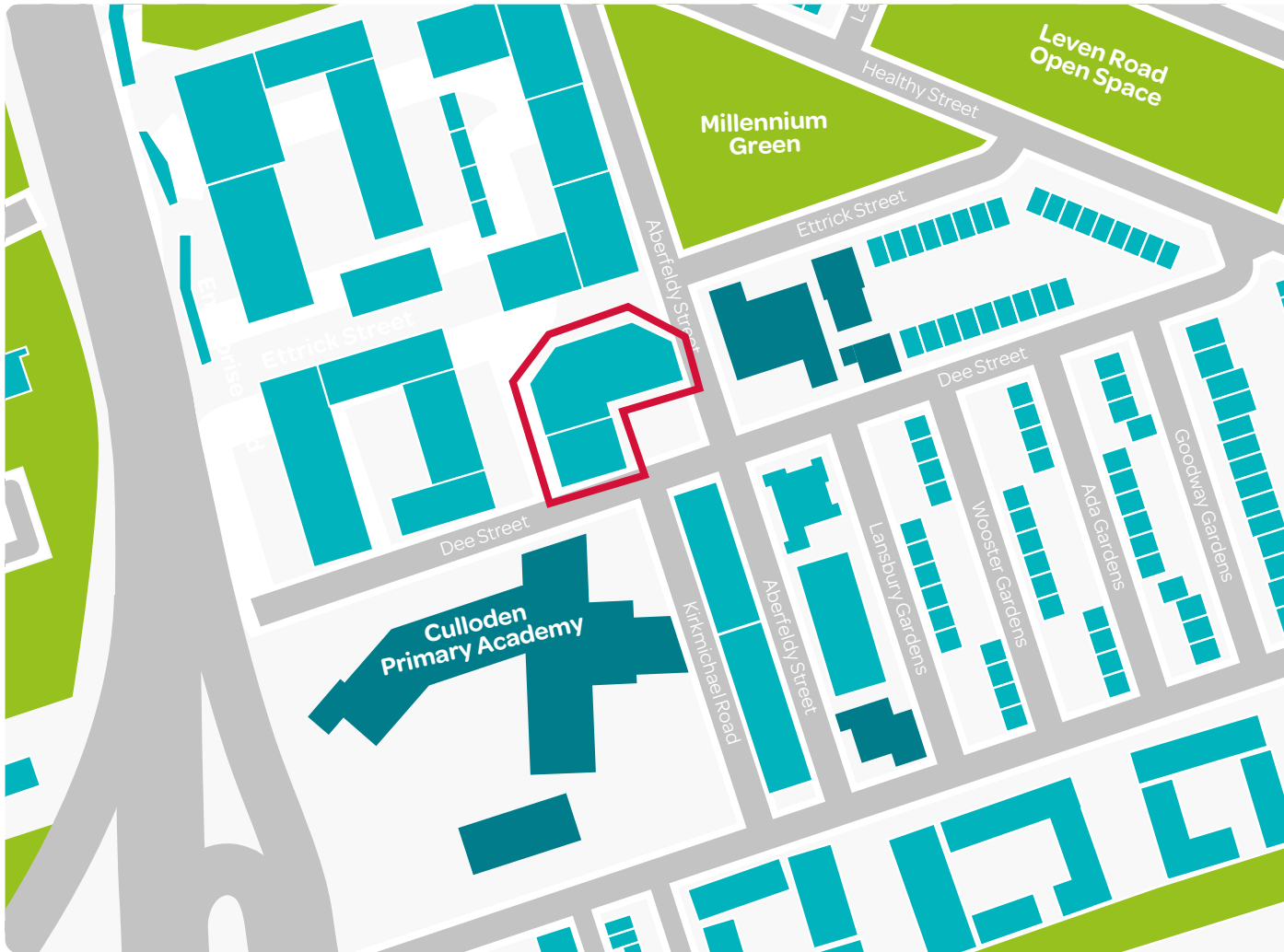
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# OLD COMMUNITY CENTRE - AFTER



# PHASE A - SCHEDULE



## Old Community Centre

No. of stories – 11

Tenure type – private

Total number of flats – 102

Demolition – Spring 2026

Construction – Winter 2026

Completion – Winter 2028

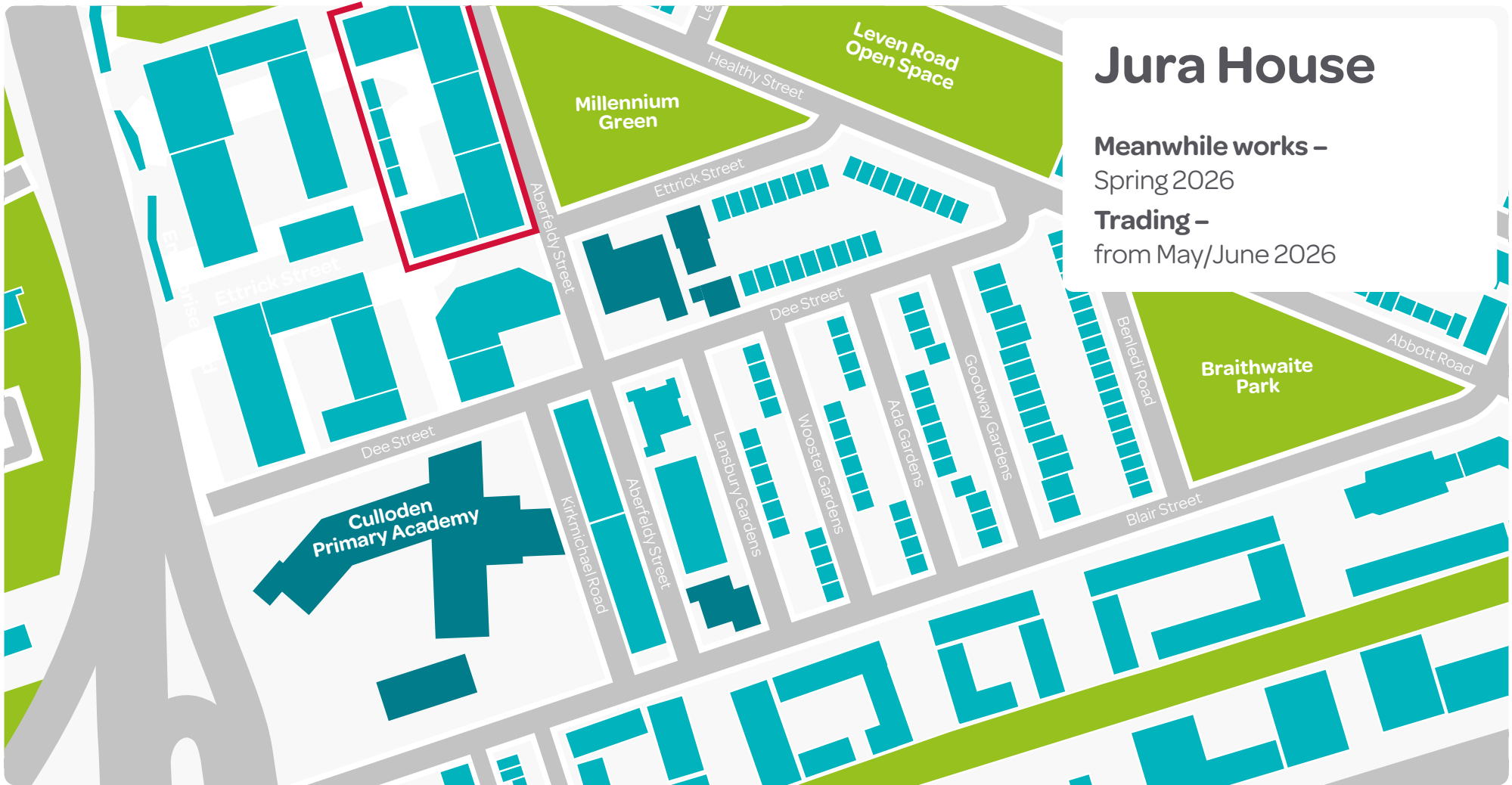
# JURA HOUSE - BEFORE



# JURA HOUSE - MEANWHILE WORKS



# PHASE A - SCHEDULE



## Jura House

**Meanwhile works –**  
Spring 2026

**Trading –**  
from May/June 2026



# LEVEN ROAD PARK - BEFORE

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# LEVEN ROAD PARK - AFTER



# LEVEN ROAD PARK - AFTER



# PHASE A - SCHEDULE - PARKS

## Leven Road Open Space

**Construction** – Winter 2028  
**Completion** – Summer 2029



# PHASE A - SCHEDULE - RETAIL

## Retail

Construction – Winter 2026

Completion – Winter 2028

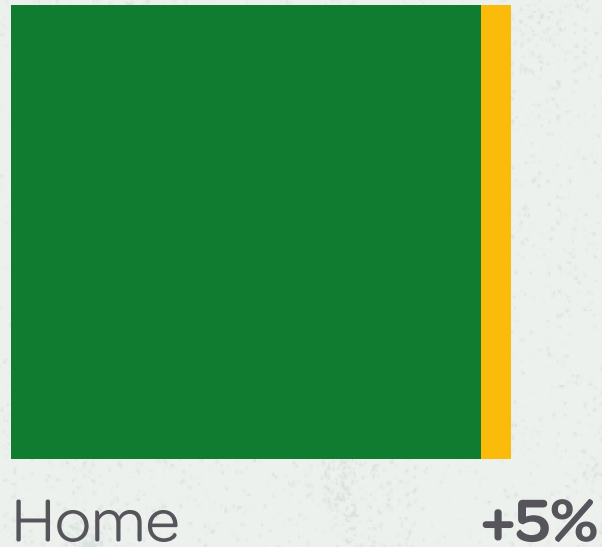


# ABERFELDY PROPERTY SIZE – 1 BED

## 1 Bedroom Flat

(Typically 47 sqm)

- Existing Home Size
- Extra Home Size
- Existing Outdoor Space
- Extra Outdoor Space



# ABERFELDY PROPERTY SIZE – 2 BED

## 2 Bedroom Flat

(Typically 67 sqm)

- Existing Home Size
- Extra Home Size
- Existing Outdoor Space
- Extra Outdoor Space



Home

+4.3%



Outdoor Space

+75%



# ABERFELDY PROPERTY SIZE – 3 BED

## 3 Bedroom Flat

(Typically 70 sqm)

- Existing Home Size
- Extra Home Size
- Existing Outdoor Space
- Extra Outdoor Space



Home

**+20%**



Outdoor Space

**+66%**



# ABERFELDY PROPERTY SIZE – 3 BED MAISONETTE

## 3 Bedroom maisonette

(Typically 78 sqm)

- Existing Home Size
- Extra Home Size
- Existing Outdoor Space
- Extra Outdoor Space



Home

+20%



Outdoor Space

+44%



# ABERFELDY PROPERTY SIZE – 4 BED

## 4 Bedroom Flat

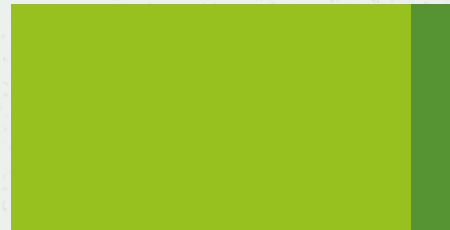
(Typically 114 sqm)

- Existing Home Size
- Extra Home Size
- Existing Outdoor Space
- Extra Outdoor Space



Home

+14%



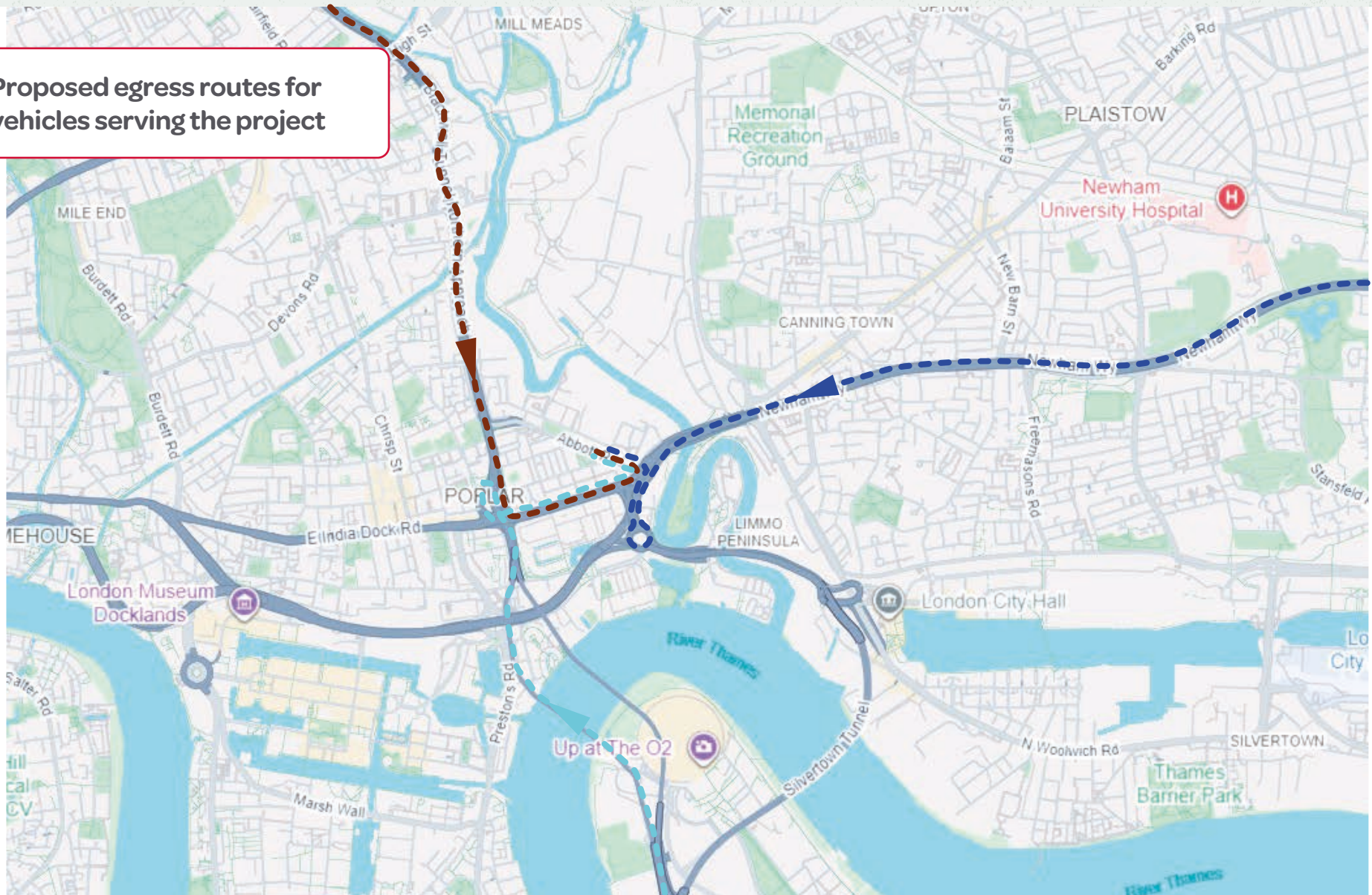
Outdoor Space

+10%



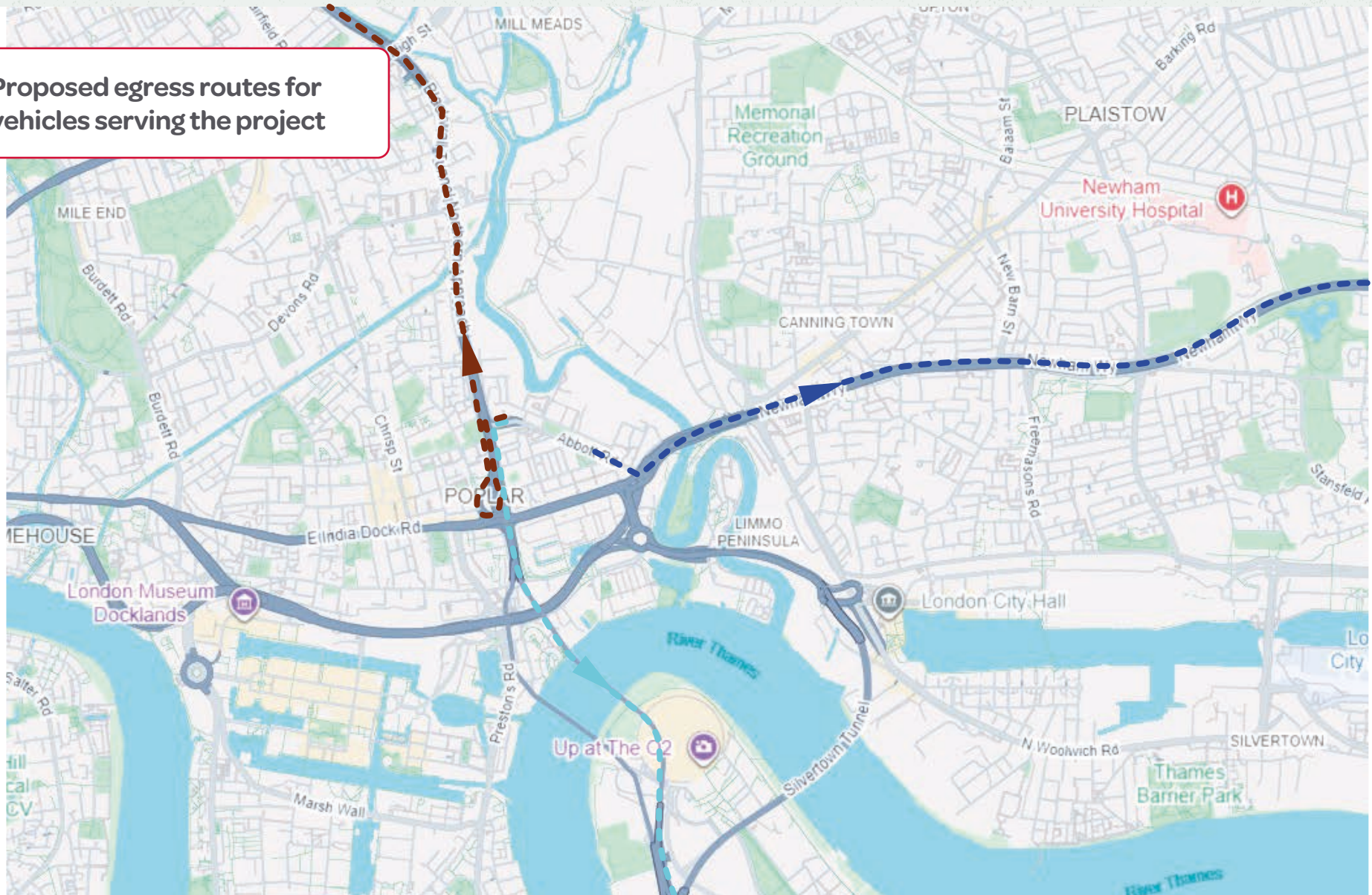
# CONTRACTOR ARRANGEMENTS

Proposed egress routes for vehicles serving the project



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Proposed egress routes for vehicles serving the project



# CONTRACTOR ARRANGEMENTS

## Proposed vehicle movements within Aberfeldy (incl road & footpath closures)

### Block I

Dee & Aberfeldy Street  
footpaths closed for duration

### Block H

Partial footpath closures to  
Blair & Dee street  
Aberfeldy Street closed  
between Blair & Dee Street  
junctions (incl footpath)  
Kirkmichael Road closed  
between Blair & Dee Street  
junctions (incl footpath)

### Block I

Blair street footpath  
closed for duration



# SOCIAL VALUE UPDATE

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- ✿ Sunday market at Aberfeldy Square
- ✿ Jura House move
- ✿ The Boxing Club move
- ✿ Summer Festival
- ✿ Apprenticeship programme.
- ✿ The Feldy, The Aberfeldy Practice, FirstPort

