

Reengage Workshop

Agenda

1. Revisit - Visits/design principles
2. Update - Developer/architect selection
3. Next Steps – Overview/Engagement

Teviot Resident Steering Group

**So where were we before
lockdown?**

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Before Lockdown we had:

- * The Planning for Real exercise
- * Carried out Site Visits
 - * Acton Green
 - * Sumner Road
 - * Packington
 - * Kidbrooke
- * Estate Walk About
- * Training

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Planning for Real Exercise

The Planning for Real exercise before the ballot which led to the design promises that were in the Teviot Offer Document.....

- * There will be a variety of types of homes (including flats, maisonettes and houses of varied bed sizes) to make better use of space, and reflect the different wants and needs of residents now and in the future.
- * New homes will be safe, with fire safety and security a priority.
- * New homes will meet or exceed building standards, and be built with quality materials.
- * Energy efficiency, thermal insulation, noise and ventilation will be better than existing properties.
- * Windows will be double-glazed, and designed to be easily cleaned.
- * All new three bedroomed or larger properties will have two WCs
- * All new homes will have at least the same floor space as the existing homes.

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- * New homes will all have outdoor spaces with patio gardens for the ground floor properties and meaningful balconies for all the other properties.
- * All walls in communal areas will be solid.
- * All front entrance doors will be fitted with Letterboxes if the communal letterboxes fail.
- * Communal letterboxes will be built into the building to stop them becoming dumping points for unwanted leaflets.
- * Residents who benefit from adaptations at present will have their new home adapted to their needs.
- * Residents who are on the waiting list for adaptations will receive a priority visit from an OT to ensure that their new home is adapted to meet their needs
- * New homes will be built to lifetime standards so that they can be easily adaptable if residents health fails.
- * Ceilings in communal areas will be fixed

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Site Visits Example One - Packington – What did we think?

- * All the homes were off corridors rather than open access balconies except some new build for sale.
- * People had a choice of open plan living or separate kitchens
- * Single aspect homes including 2 bedroomed houses
- * The balconies were not of a good size
- * The wild flower roof
- * The large squares could be noisy with the parks in them



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Site visits Example Two Kidbrooke – What did we think?

- * All the homes were off corridors rather than open access balconies, although the one corridor we saw was bright and cool.
- * Most of the homes were open plan living
- * The balconies were of a good size
- * Open space was well planned and maintained
- * Did not get a chance to see inside a rented home, except a couple of our group forced their way into a house!



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So what had the RSG decided about design after the visits and walkabout:

1. The area around the war memorial should become a focal point for the estate with a new square surrounded by two storey 2 bedroomed houses, from which the rest of the low rise homes should gain in height, starting with three storey 3 and 4 bedroomed houses, then low rise maisonette and flatted blocks.
2. The replacement homes for the existing tenants should be low rise, in a variety of blocks typologies taking into account the personal preferences for residents who want:
 - a. open plan living or separate kitchens and living rooms
 - b. either integral or protruding balconies
 - c. windows in bathrooms or not
 - d. utility cupboards or not
 - e. access to their homes through deck access balconies or internal landings/corridors
3. Look at maximising the tall housing along the A12 and DLR so that there can be low rise on the rest of the estate prioritised for existing residents, however without them overshadowing the rest of the estate or creating wind tunnels.
4. Allow residents who want to remain close to Bromley By Bow Station to do so.
5. All kitchens for existing residents must have a window.
6. All homes for existing residents to have dual aspect views.
7. All homes to have satellite and TV points in bedrooms as well as living rooms.
8. Allow for a Tesco Express or Sainsburys Local type store under the tall blocks on the A12 side of the estate.
9. Confirming the date on which gas for cooking will no longer be able to be used in new homes.

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So what had the RSG decided about design after the visits and walkabout:

10. Ensuring that balconies:
 - a. Don't have wooden floors
 - b. Don't allow water to penetrate on to the balcony below
 - c. Have a canopy over it if on the top floor
 - d. Don't stop light entering the property below
11. Confirm what the health and school requirements would be for the increase in population. If a new health facility is required, it should be located by the new shops and the newly positioned Teviot Community Centre. The impact on Manorfield and Langdon Park Schools.
12. Exploring all parking options to provide parking for existing residents not relying on undercroft parking which has been unsuccessful in nearby Nairn Street.
13. Ensuring the new linear park is overlooked, is not the only walking route through the estate and has no areas in which youths can gather.
14. Look at gated communities for external communal areas that are accessed by certain blocks only.
15. Ensure refuse disposal is external to the block through URS that includes both general waste and recycling.
16. Ensuring that any green lighting does not affect security with lower quality coverage.
17. Ensure any fob system is not like the Swan HA development where access to visitors is via a smart phone.
18. Ensure any private outdoor space is secure.
19. Confirm what back up there would be for lighting, lifts and security systems in the event of a power failure.
20. What will the architects propose for future proofing the new homes.

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The sub group has been busy and have been:

- * Interviewing Development Partners*
- * Interviewing architects*



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Development Partner Appointment

- * Shortlisted by Poplar HARCA down to three
- * Interviewed over Zoom by the sub-group
- * Socially distanced walkabout around Teviot
- * The interview marks given by the sub group went towards the overall scoring
- * There was a clear favourite out of the three that were interviewed. This was confirmed in the discussion we had during the walkabouts

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Development Partner Appointment

- * The questions in the interview covered 10 areas
 - * Delivering the promises to residents
 - * In-house design
 - * Sustainable design
 - * Effect of design on service charges
 - * Involving residents in design
 - * Dealing with different residents needs
 - * Are they involved in Grenfell style cladding claims
 - * New planning law
 - * What does “affordable housing” mean
 - * Reliable communal heating systems

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Development partner appointment

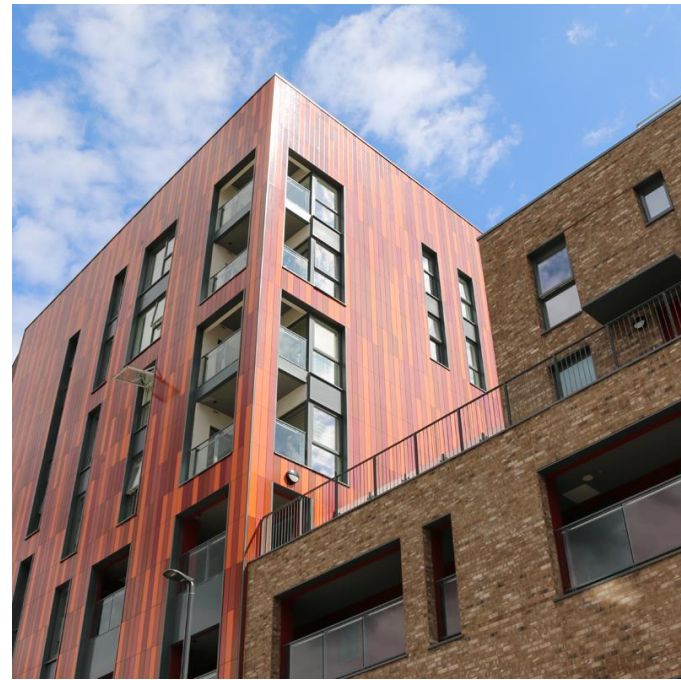
- * Poplar HARCA have appointed Hill Partnerships, the company favoured by the residents sub-group
- * Hill Partnerships are based in Waltham Abbey and local schemes they have been involved with include New Union Wharf on the Island



Hill Partnerships

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New Union Wharf



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Masterplanner Appointment

- * The sub group looked at the final three candidates
- * The final two were interviewed over Zoom by the sub-group
- * The interview marks given by the sub group went towards the overall scoring
- * There was a clear favourite out of the two that were interviewed.

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Masterplanner Appointment

- * The questions in the interview covered 10 areas
 - * Involving residents in design
 - * What sets their company apart
 - * Preparing for a planning decision
 - * Land use on the Teviot Estate
 - * Delivering the promises to residents
 - * Sustainable design
 - * Effect of design on service charges
 - * Dealing with different residents needs
 - * Dealing with fire safety
 - * New planning law

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Masterplanner appointment

- * Poplar HARCA and Hill Partnerships
have appointed BPTW**

NEXT STEPS

TEVIOT REGENERATION STAGES

2017 2020 2021 2022 2023 2024

Community Ballot
2017-19

- Listening Campaign
- RSG Workshops
 - Outreach
- Newsletters
- Options
- Planning for Real
 - ITLA
- Regeneration Offer
- Community Ballot
 - Visits
 - Training

Select Partners
2020-21

- Community Engagement
- Select development partner
- Select architects
- Partnership Group

Pre-Design
2021

- Community Engagement
- Technical & Environmental studies
- Feasibility studies
- Stakeholder engagement
- Health & safety
 - Costings
- Housing Needs Survey

Design
2021-22

- Community Engagement
- Home design
 - Phasing
- Open spaces design
- Transport/Streets
 - Community infrastructure
- Planning for Real
- Allocations Offer

Planning application
2022-23

- Community Engagement
- Pre-application meetings
- Planning committee
- Planning approval

Start Phase 1
2023-24

- Community Engagement
- Work starts



Engagement

- * Drop ins
- * Housing Needs Survey
- * RSG reengage workshop
- * Newsletters
- * RSG Teviot Estate Walkabout with Hill/BPTW
- * Website updates
- * RSG design workshops: Home, Streets, Community, Parks
- * Establish hub
- * Young Peoples design workshop
- * Social Value Champions
- * Visits – Hill, BPTW and other developments
- * Estate wide door knock
- * Community Event
- * Leaseholder sub group
- * Community groups/outreach/schools/faith groups/older people
- * RSG meetings
- * WhatsApp group
- * Planning for real