

TEVIOT PHASE 1 MEETING

Thursday 24 November 2022

POPLAR **HARCA**



INTRODUCTIONS

The meeting will cover:



**Phase 1
Location
/ Timescale**



**New Homes
Design**



**Energy
Provision**



Decant



**Langdon Park
Improvements**



PHASE 1

A look at homes in phase 1

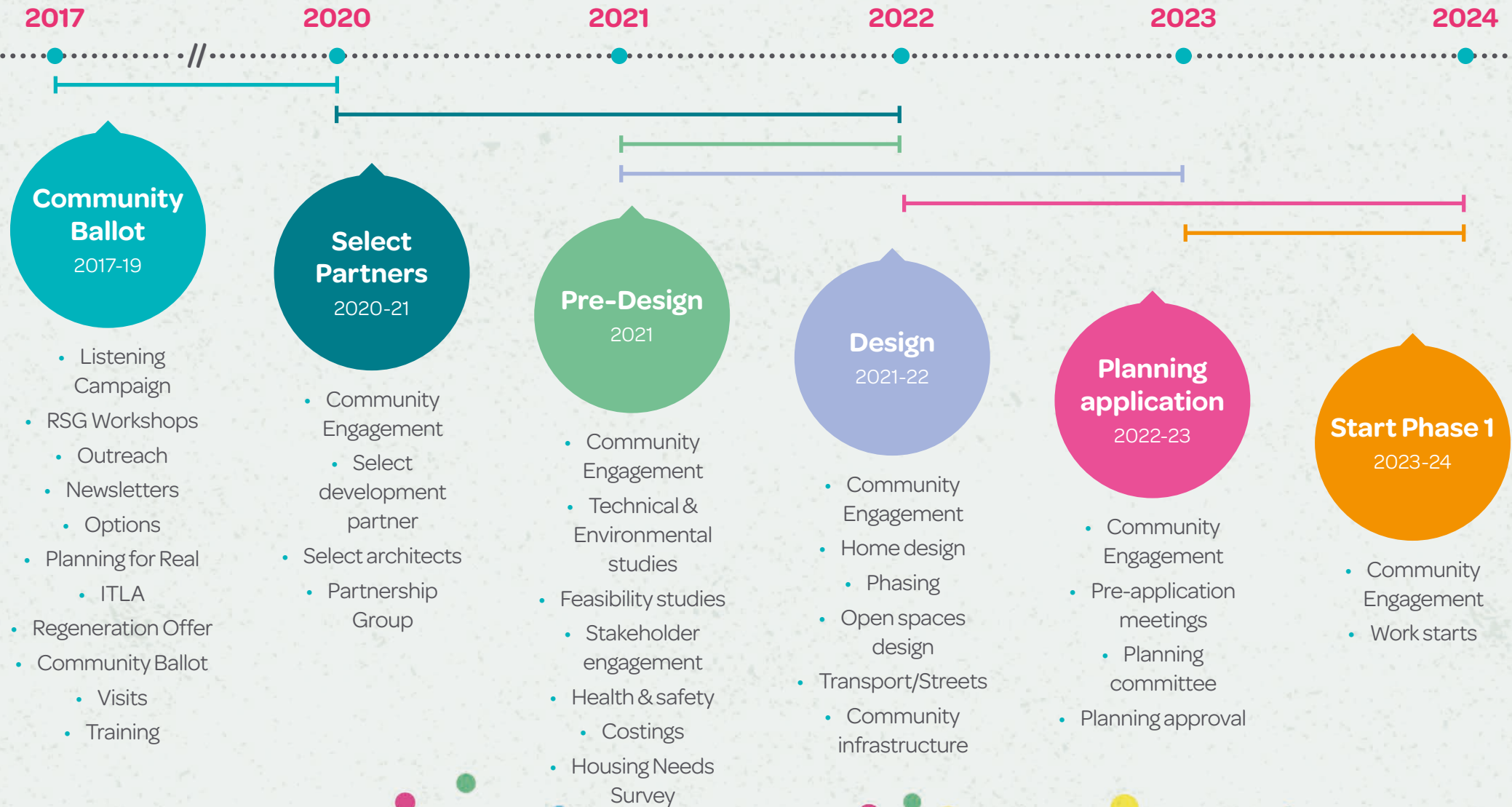
Phase 1 includes the area of Chadbourn Street, St Leonard's Road, Ullin Street, Spey Street (odd numbers 3-107), and Zetland Street (numbers 1-63).

As this is the first phase of the regeneration, we are able to include more accurate figures for the number of homes and proposed level of affordable housing:

- ❁ c. 370 new high-quality and environmentally friendly homes
- ❁ 45% affordable housing in Phase 1 (92% of which will be social rent, 8% shared ownership)
- ❁ A range of building heights
- ❁ A good mix of 2, 3, and 4-bedroom family-sized homes
- ❁ Vast majority of homes will have direct views of the park or Teviot Green



TEVIOT REGENERATION TIMELINE



MASTERPLAN – PUBLIC CONSULTATION

What You Told Us

We received over 740 responses to the consultation, and we would like to thank everyone who participated.



Safety

Do you agree with a design that will reduce crime and provide more opportunities for the community to come together?

91% Support



Improved Green Spaces

Do you support new and improved green spaces, increasing safety and making it easier to get around Teviot, including a wider Teviot Street?

95% Support



New and Improved Activities

Do you support new places to shop, eat and meet, with a new community centre at the heart of Teviot?

94% Support



New Spaces

Do you support the improvement to the canal area, providing greater access and opportunities?

94% Support



Community Safety

Do you support better lighting, streets and CCTV across Teviot?

94% Support



Connecting Teviot

Do you support improvements to the A12 foot tunnel, Fawe Street Bridge and the DLR entrance, providing safe routes on and off Teviot?

94% Support



The Emerging Masterplan

Do you support low and medium-rise homes in the centre of Teviot, with tall buildings on the outskirts/A12?

84% Support



New Homes

Do you support Phase 1 plans, for 370 new homes, providing over 45% affordable homes for local residents?

82% Support



Masterplan

Do you support the Teviot Masterplan?

79% Support



NEW HOME

Teviot Estate Emerging Masterplan

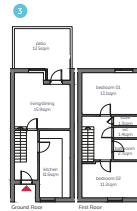
Existing homes on Teviot Estate



Bedsit
Area: 31 sqm
Area: 333 sqft



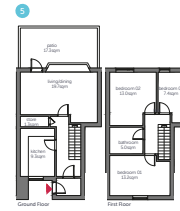
1 bedroom flat
Area: 45 sqm
Area: 484 sqft



2 bedroom maisonette
Area: 75 sqm
Area: 807 sqft



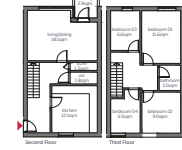
2 bedroom flat
Area: 59 sqm
Area: 635 sqft



3 bedroom maisonette
Area: 95 sqm
Area: 1033 sqft



3 bedroom flat
Area: 78 sqm
Area: 839 sqft



4 bedroom maisonette
Area: 96 sqm
Area: 1035 sqft

Example of new homes



1 bedroom flat
Area: 50 sqm
Area: 538 sqft



2 bedroom maisonette
Area: 103 sqm
Area: 1108 sqft



3 bedroom maisonette
Area: 106 sqm
Area: 1140 sqft



3 bedroom flat
Area: 92.5 sqm
Area: 995 sqft



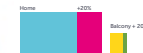
4 bedroom maisonette
Area: 125.6 sqm
Area: 1352 sqft



Existing Home size
Extra Home size
Existing balcony
Extra balcony



2 bedroom flat
Area: 73.5 sqm
Area: 791 sqft



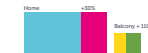
Existing Home size
Extra Home size
Existing balcony
Extra balcony



3 bedroom house
Area: 128 sqm
Area: 1377 sqft



Existing Home size
Extra Home size
Existing balcony
Extra balcony



Existing Home size
Extra Home size
Existing balcony
Extra balcony



ENERGY PROVISION – HIGH PERFORMANCE BUILDINGS

What does this mean for you?

- ❁ Comfortable with low energy usage - highly insulated walls, windows and doors
- ❁ Renewable energy from solar panels
- ❁ Continuously fresh filtered air - Mechanically ventilated system
- ❁ Protected from overheating - careful design and orientation of buildings



1 Comfort

3 Electricity

2 Heating

4 Water



COMFORT

1 Not too hot, not too cold

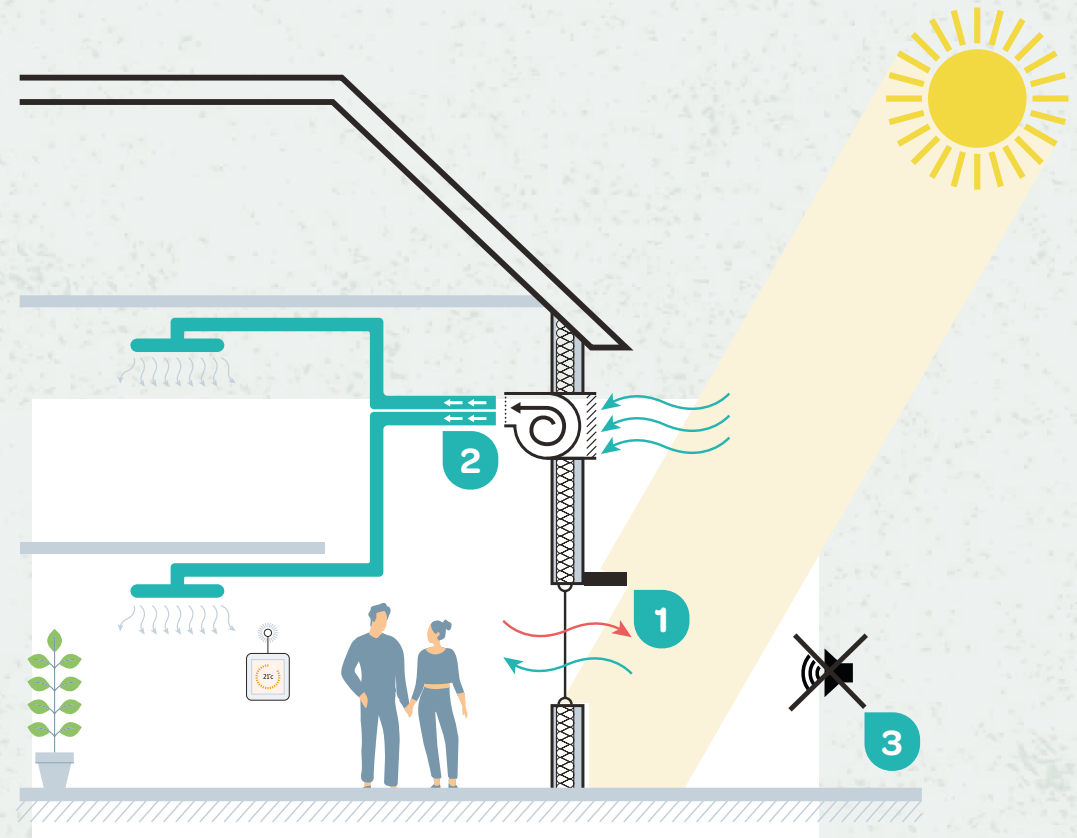
- Modelling to meet latest standards
- Maximising daylight while minimising overheating risk from direct sunlight (eg: using balconies)
- No need for air conditioning
- Smart thermostats to easily control temperature

2 Good air quality

- Mechanical Ventilation with Heat Recovery (MVHR) for all homes
- Filters reduce indoor air pollution (eg: from roads)
- Boosted ventilation in kitchens
- Openable windows in home

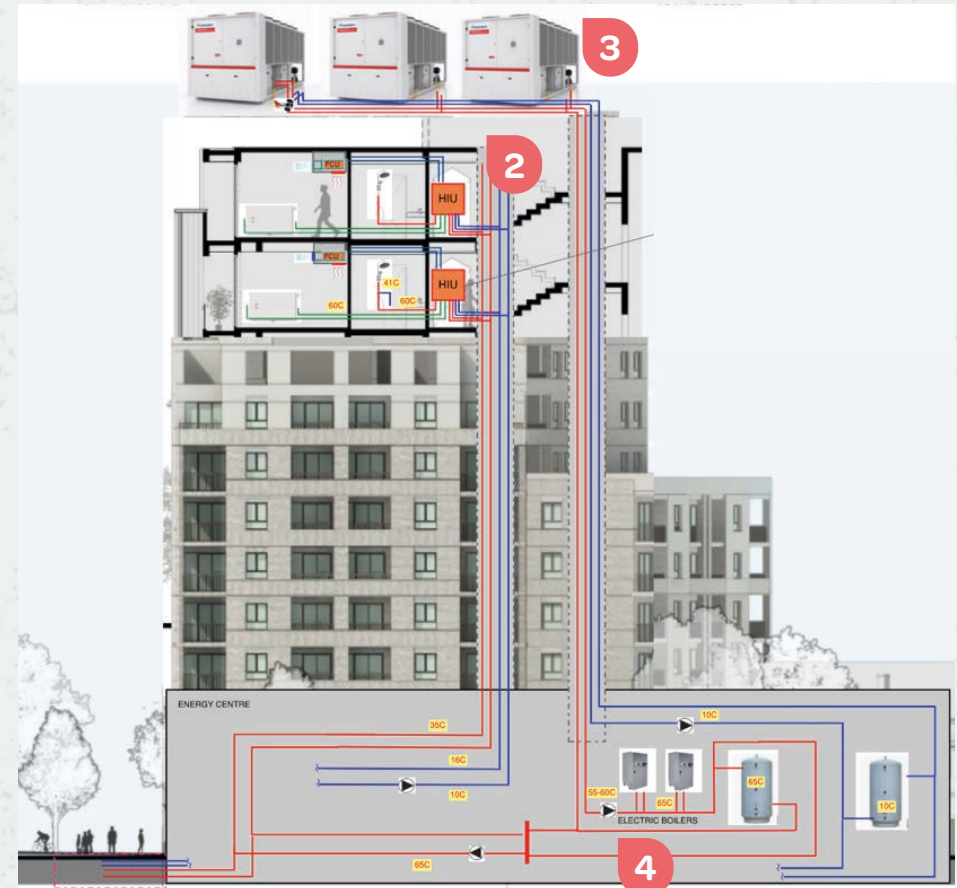
3 Quiet homes

- Reduced noise from neighbours, roads, and other outdoor noises (e.g. schools)
- Noise transfer within each home to meet latest standards



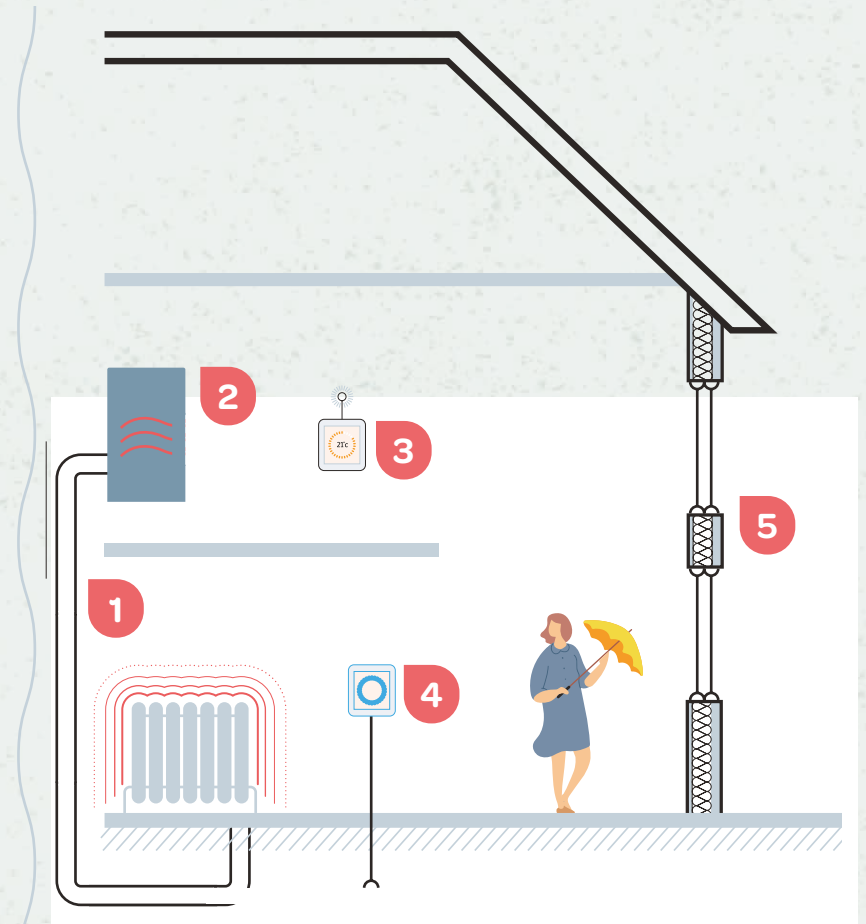
HEATING SYSTEM - AIR SOURCE HEAT PUMP

- 1 Heating delivered by reliable, efficient building-level heating system
- 2 Electrically powered ASHPs on building roofs generate heat which is supplied to flats. No fossil fuels
- 3 Multiple ASHPs on each phase - if one needs maintenance, the system still works
- 4 ASHPs backed up by Direct Electric Boilers - this will cover occasional peak heating demands during severe cold spells in winter, and also to cover any maintenance periods for heat pumps
- 5 Resident input when procuring heat system operator



HEATING SYSTEM

- 1 Heat supplied through panel radiators
- 2 Heat Interface Unit - immediate hot water (comparable to combi-boiler)
- 3 Smart controls / thermostat
- 4 Individual heat meters - pay for what you use
- 5 Highly insulated building, low energy use



ELECTRICITY

1 Efficient fixtures and fittings:

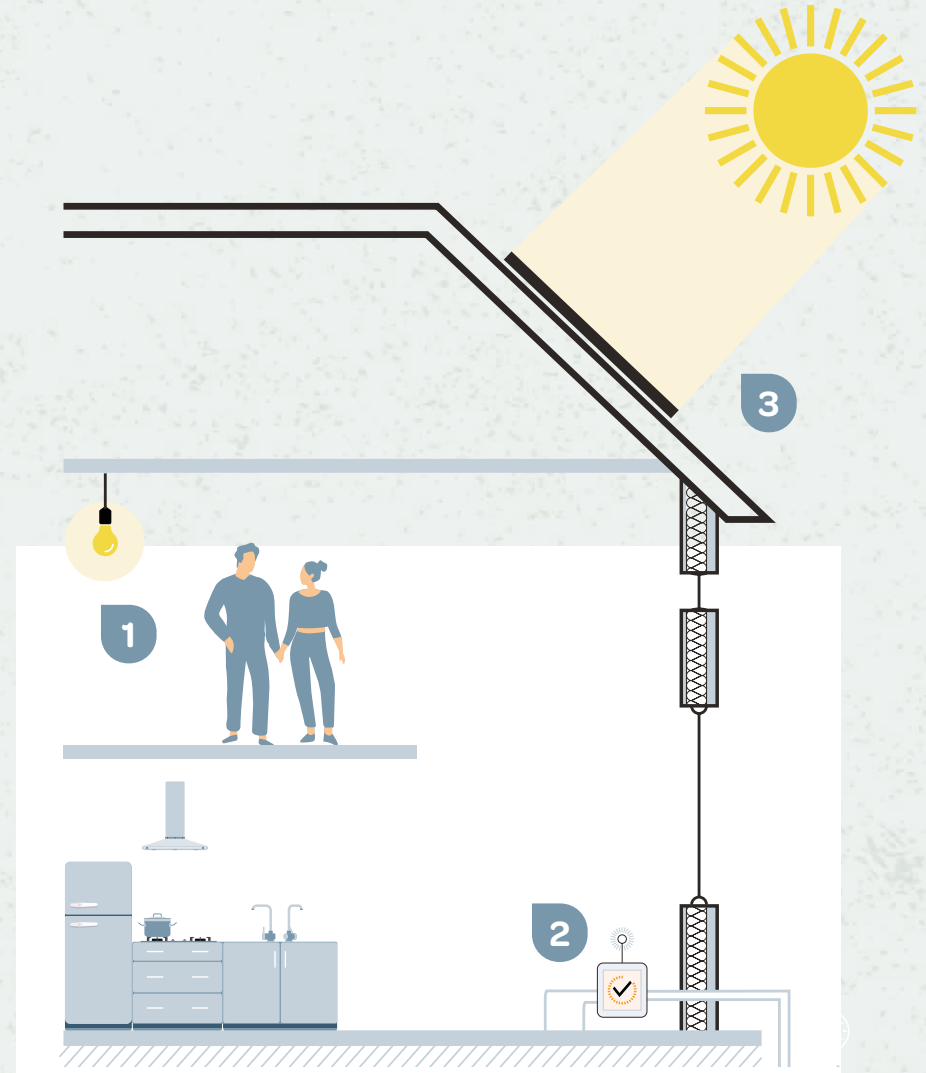
- ⚙️ Low energy lighting
- ⚙️ Gas-free cooking

2 Smart Meters:

- ⚙️ Individual meters in each home A
- ⚙️ Variety of payment options
- ⚙️ Freedom to switch supplier

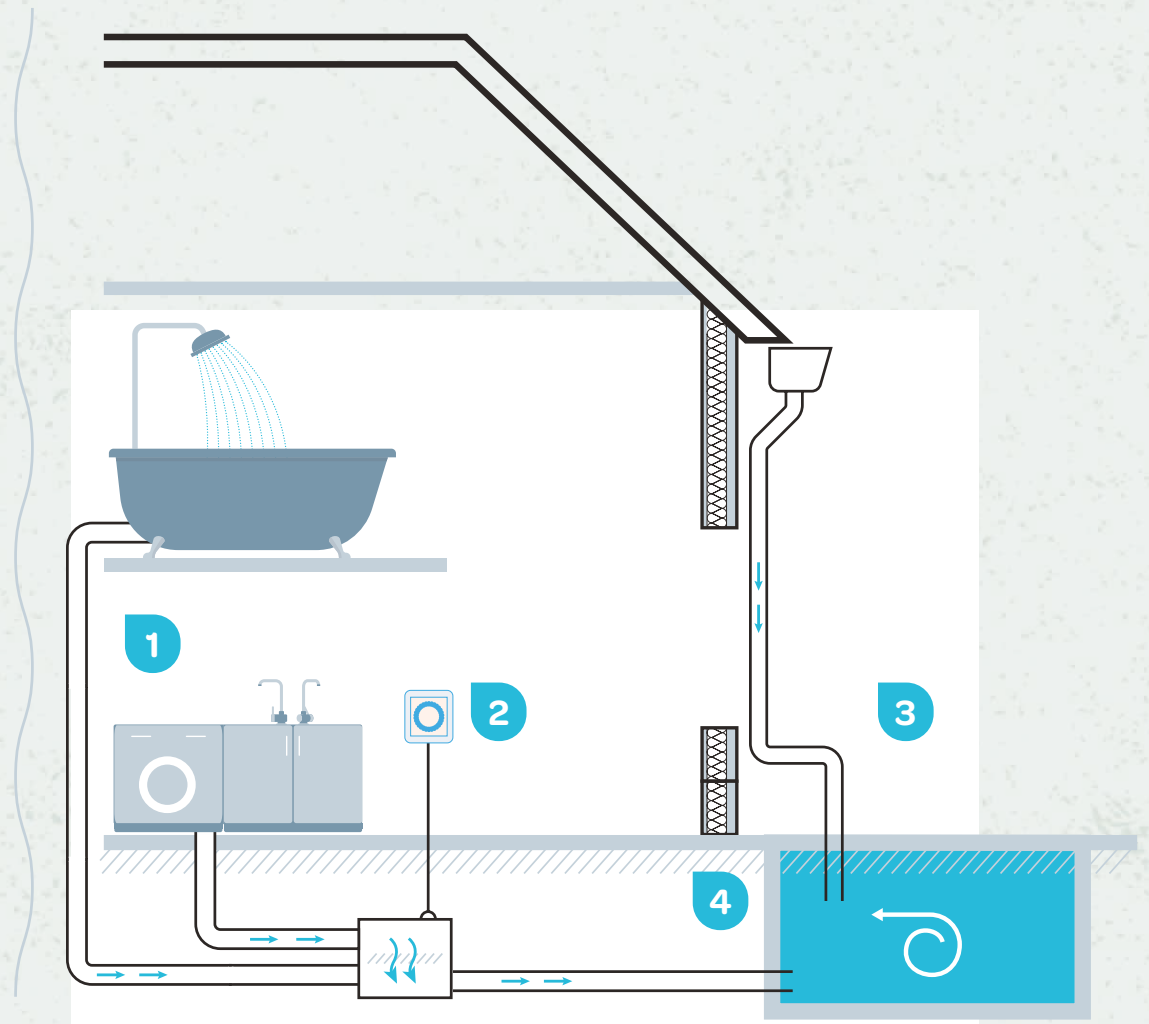
3 Sustainable:

- ⚙️ Solar panels on roofs
- ⚙️ Building energy use reduced by solar panel electricity generation



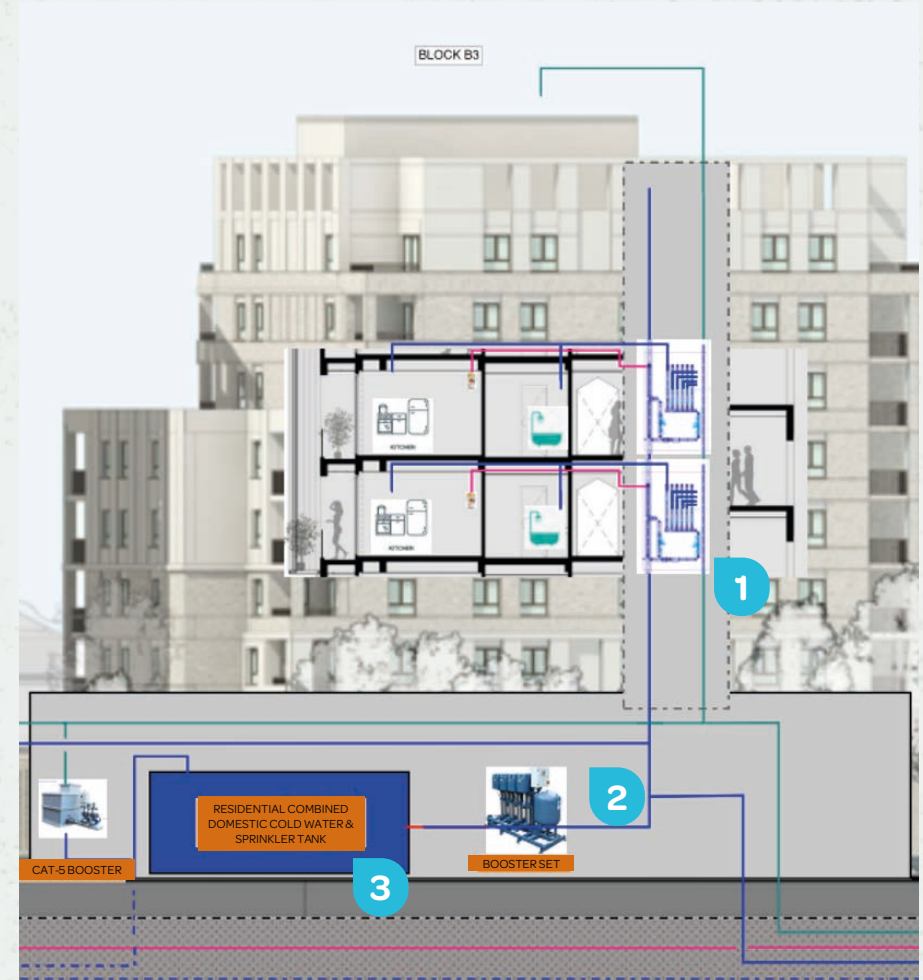
WATER USE – EFFICIENCY

- 1 Water saving appliances and plumbing
- 'low flow' taps and showers
- 2 Smart water meters
- 3 Reduced flood risk through
smart water management
- 4 Consistent water pressure (next slide)



WATER USE – CONSISTENT AND RELIABLE SUPPLY

- 1 Consistent and reliable water pressure for all homes
- 2 Achieved with pump systems at building level
- 3 Guaranteed supply backed up with tank reserves



DECANT UPDATE

Phase 1 - Decant Update

Context and progress

- 🌸 92% of households in Phase 1 are registered on the housing list
- 🌸 65 households need to be rehoused
- 🌸 44 households have moved since decant status
- 🌸 12 households have accepted properties and are awaiting sign up



DECANT UPDATE

Decant Support

- ❁ Decant FAQ booklet circulated
- ❁ Providing assistance and facilitating 1-1 appointments where required
- ❁ Conducting home visits to help complete housing applications
- ❁ Explaining decant process and need to register on housing list

All residents in Phase 1 who are not registered were written to in May. This has been followed up with telephone contact. Next step is a door knock

If additional support is required, we have forwarded to the relevant Housing Team (for instance if there have been any tenancy or safeguarding issues which may affect decanting process)



LANGDON PARK – YOUR IDEAS

Your Ideas

