

# TEVIOT RSG

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8 January 2026

POPLAR **HARCA**

 **Hill**

*Created for Living*



# PURPOSE OF MEETING

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## Tonight will cover

- 1 Commitment to residents
- 2 Timescale
- 3 Phase 1 block types
- 4 Phase 1 design of homes and sizes
- 5 Phase 1 Landscaping
- 6 Phase 1 Décor options
- 7 Phase 1 Considerate construction/Access routes



# OUR PROMISE TO TEVIOT

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- ❁ Keep the community together
- ❁ More social rent homes
- ❁ Current estate parking permits guaranteed
- ❁ Reduction in crime and ASB through better design
- ❁ Rent levels for HARCA tenants as if you hadn't moved
- ❁ Move to the same size home, or larger if you're overcrowded
- ❁ One move to a new home
- ❁ Financial compensation, and moving costs
- ❁ Options to suit every leaseholder
- ❁ Door- to- door moving support for older and vulnerable residents
- ❁ Residents' Steering Group representing residents at every decision and central to shaping the future Teviot





# POST PLANNING TIMETABLE

2025 2026 2027 2028 2029

June - December 2025

January- December 2026

January 2027- December 2029

- ⚙️ **Planning Consent** July 2025
- ⚙️ **Design & Planning conditions**
- ⚙️ **Phase 1 demand research**
- ⚙️ **Teviot Festival**
- ⚙️ **Remembrance Event**
- ⚙️ **Vacant possession**
- ⚙️ **RSG Session**
  - ▶ Phase 1 Design
  - ▶ Construction Schedule
  - ▶ Phase 1 demand
  - ▶ Retail options Phase 1

- ⚙️ **Pontoon installed**
- ⚙️ **RSG Sessions**
  - ▶ Phase 1 Update
  - ▶ Allocations Phase 1
  - ▶ Retail strategy
  - ▶ Phase 2,3,4 broad design session

- ⚙️ **Demolition Phase 1** starts Summer 2026
- ⚙️ **Social Value delivery plan**

- ⚙️ **RSG update sessions**
- ⚙️ **Langdon Park** starts Spring 2027
- ⚙️ **Construction Phase 1** Starts Summer 2027
- ⚙️ **New build homes completion Phase 1** starts Winter 2029



# TEVIOT SQUARE - BEFORE

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# TEVIOT SQUARE - AFTER



# PHASE 1 / TEVIOT GREEN - BEFORE

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# PHASE 1 / TEVIOT GREEN - AFTER

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# PHASE 1 / LANGDON PARK - BEFORE

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# PHASE 1 / LANGDON PARK - AFTER

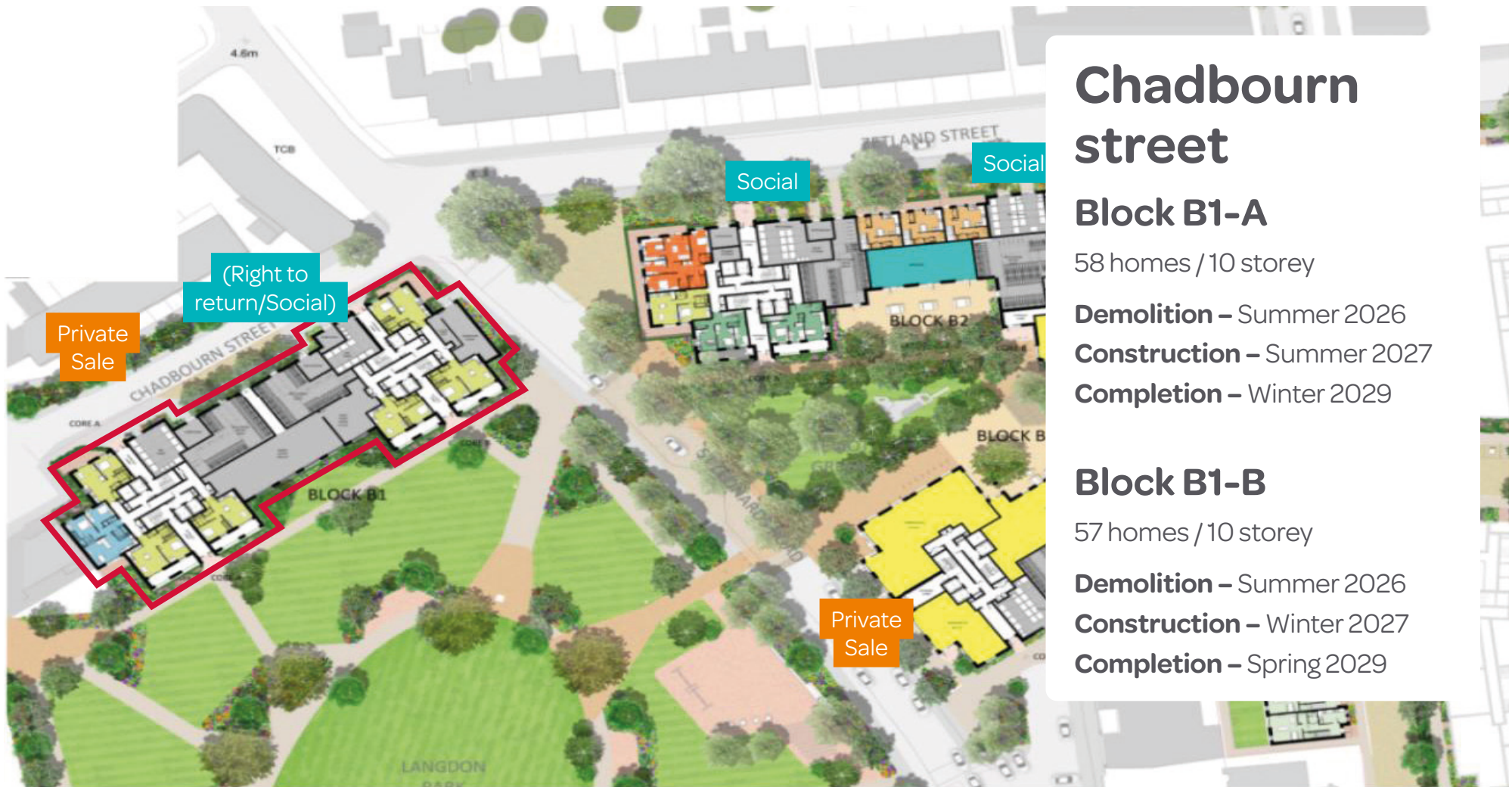
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# PHASE 1 - SCHEDULE



# PHASE 1 - SCHEDULE



## Chadbourn street

### Block B1-A

58 homes / 10 storey

**Demolition** – Summer 2026

**Construction** – Summer 2027

**Completion** – Winter 2029

### Block B1-B

57 homes / 10 storey

**Demolition** – Summer 2026

**Construction** – Winter 2027

**Completion** – Spring 2029



# PHASE 1 - SCHEDULE

## Zetland Street

### Block B2- Core A

59 Social Rent homes / 10 storey

**Demolition** – Winter 2026

**Construction** – Winter 2027

**Completion** – Winter 2029

1 bed flats - 19

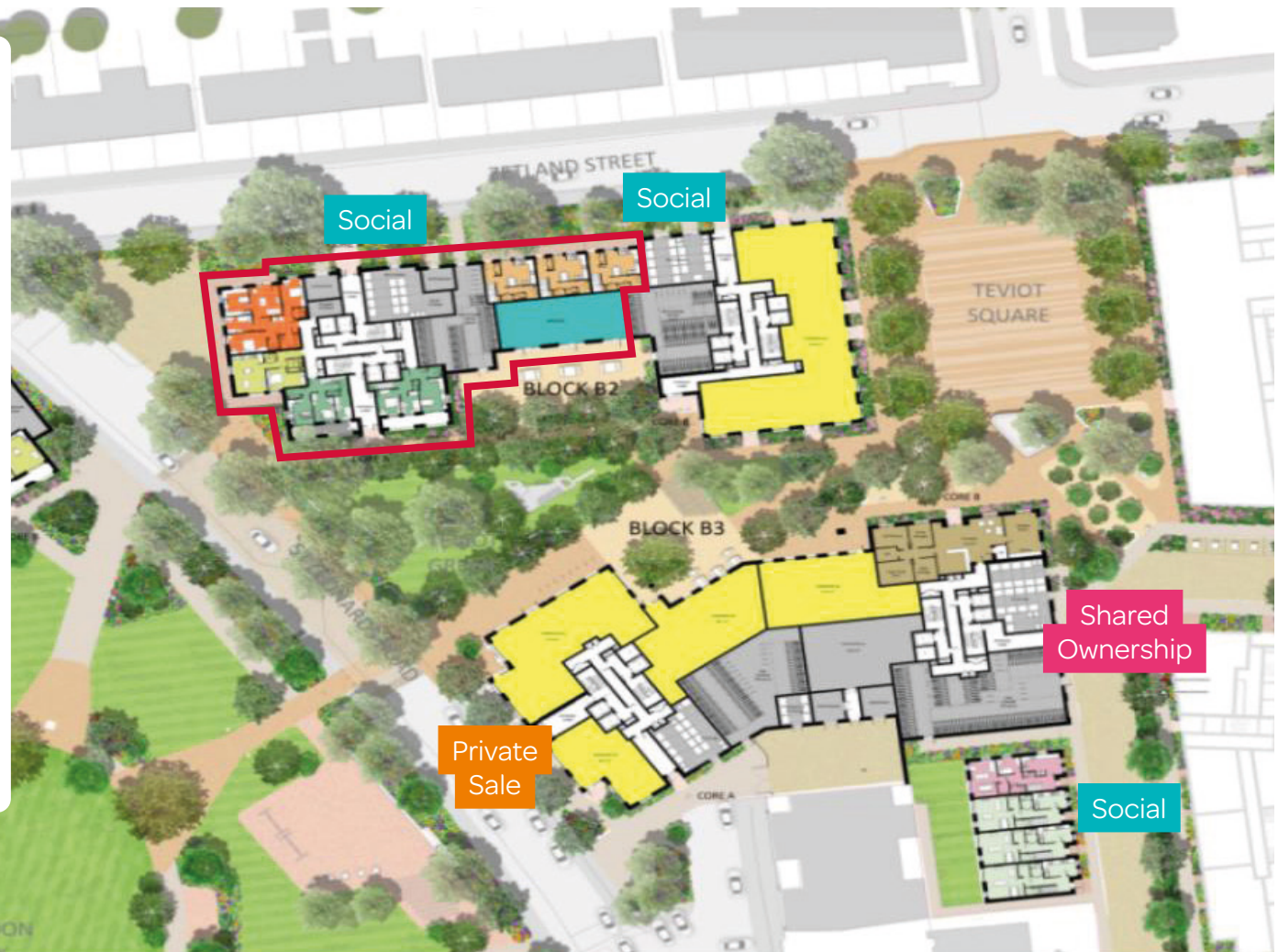
2 bed flats - 16

3 bed maisonettes - 3

3 bed flats - 10

4 bed maisonettes - 2

4 bed flats - 9



# PHASE 1 - SCHEDULE

## Zetland Street

### Block B2- Core B

77 Social Rent homes / 14 storey

**Demolition** – Winter 2026

**Construction** – Summer 2027

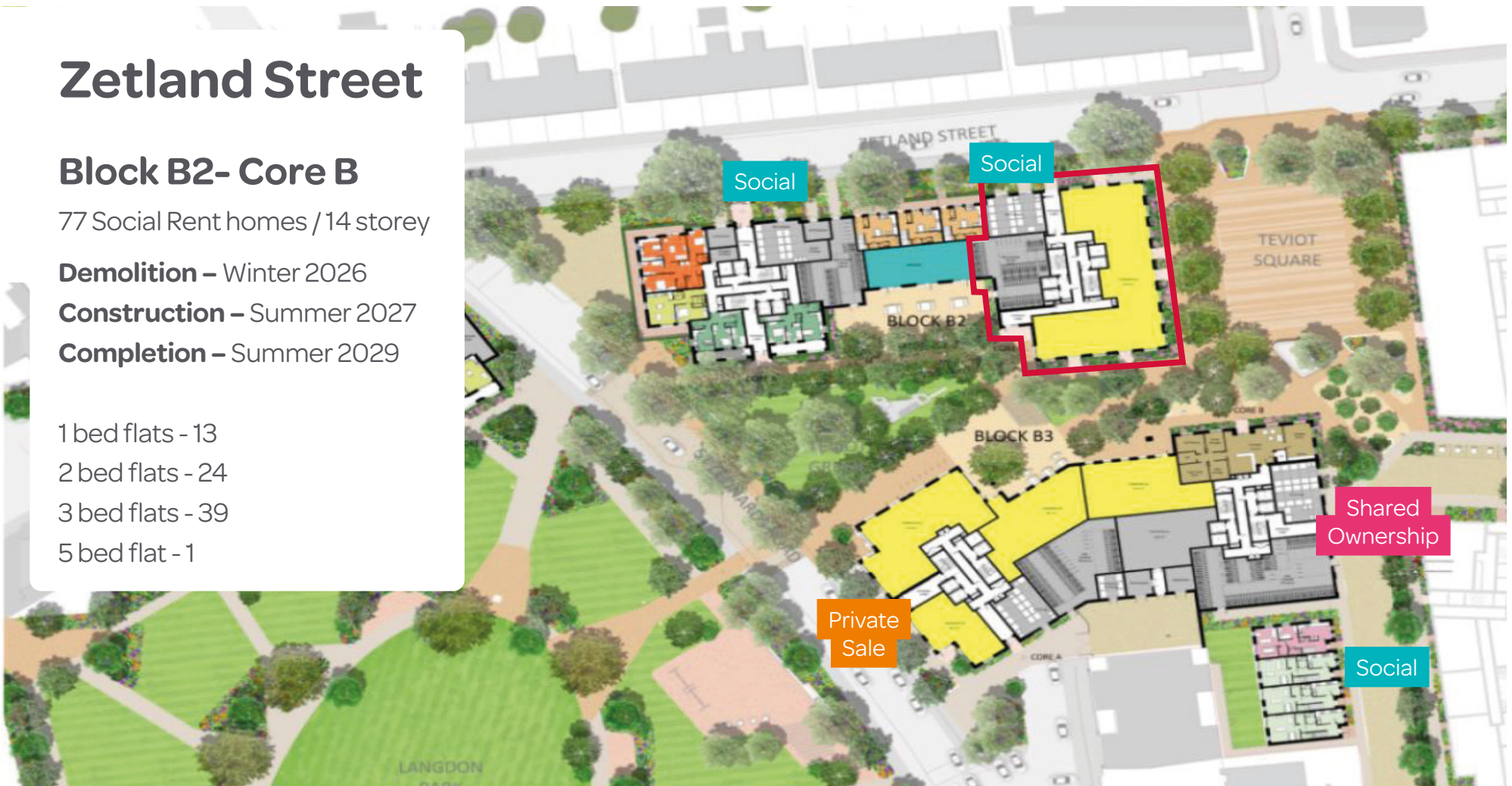
**Completion** – Summer 2029

1 bed flats - 13

2 bed flats - 24

3 bed flats - 39

5 bed flat - 1



# PHASE 1 - SCHEDULE

## Saint Leonards Road

### Block B3-A

88 homes / 12 storey

**Demolition** – Winter 2026

**Construction** – Winter 2028

**Completion** – Summer 2030

### Block B3-B

108 Private sale, 24 Shared Ownership, 132 Total homes / 20 storey

**Demolition** – Winter 2026

**Construction** – Spring 2029

**Completion** – Winter 2031



# PHASE 1 - SCHEDULE

## Houses

### Houses T01

4 Social Rent homes / 3 storey

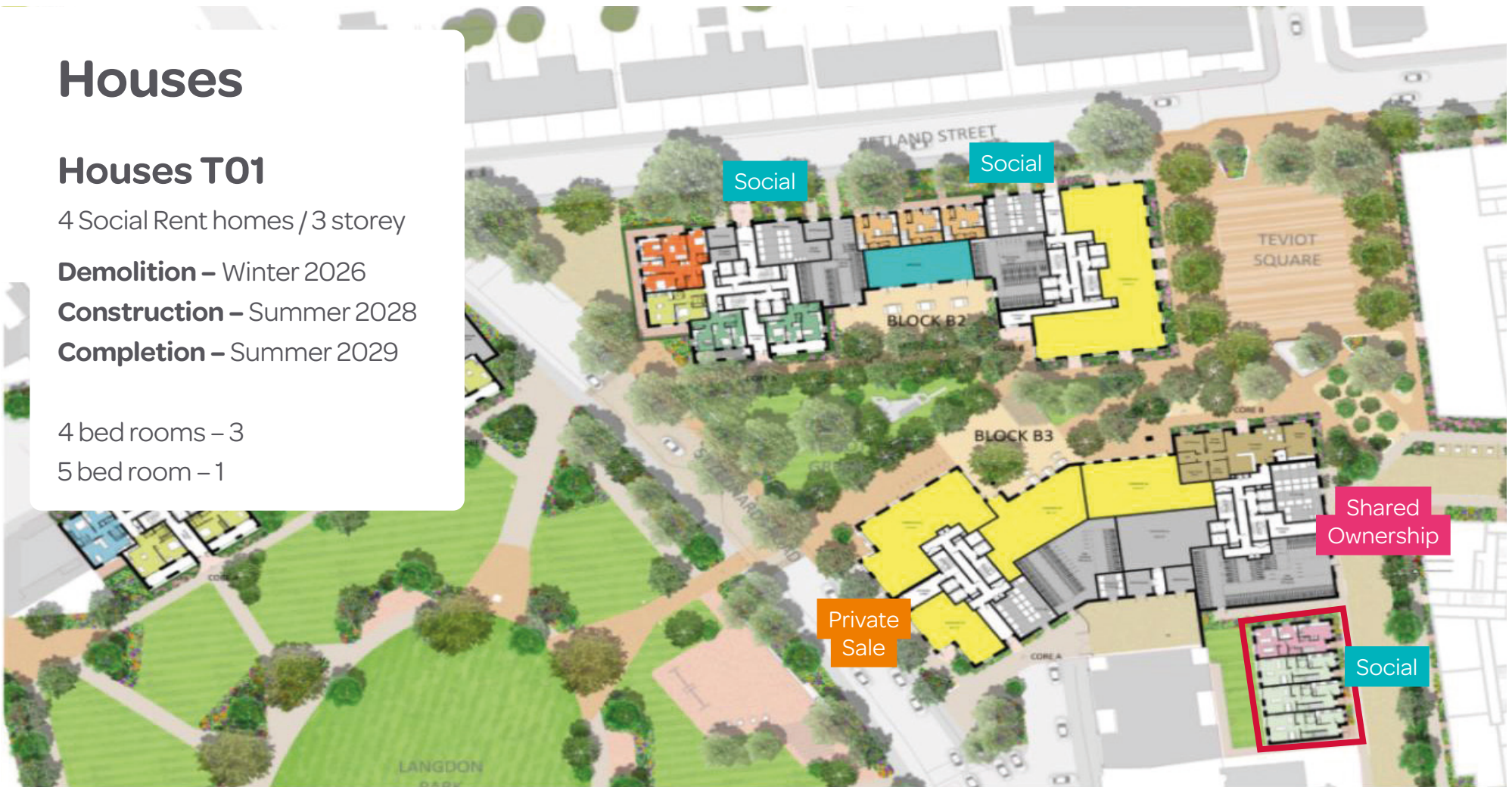
**Demolition** – Winter 2026

**Construction** – Summer 2028

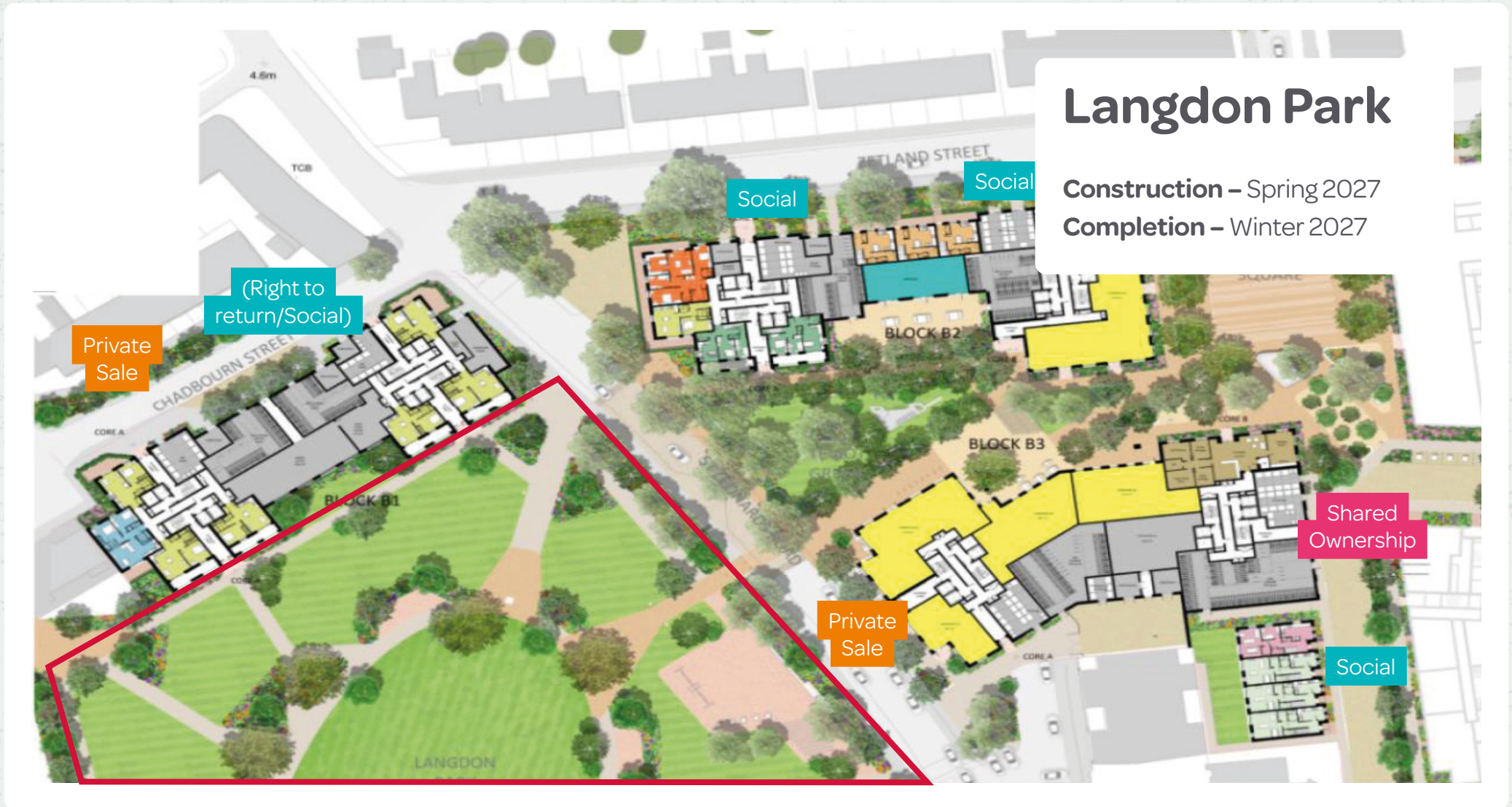
**Completion** – Summer 2029

4 bed rooms – 3

5 bed room – 1



# PHASE 1 - SCHEDULE



# TEVIOT MASTERPLAN – 1 BED

## 1 Bedroom Flat

(Typically 51 sqm)

- Existing Home Size
- Extra Home Size
- Existing Balcony
- Extra Balcony



Home

**+10%**



Balcony

**+100%**



# TEVIOT MASTERPLAN – 2 BED

## 2 Bedroom Flat

(Typically 72.7 sqm)

- Existing Home Size
- Extra Home Size
- Existing Balcony
- Extra Balcony



Home

+20%



Balcony





+20%



# TEVIOT MASTERPLAN – 3 BED

## 3 Bedroom Flat

(Typically 89 sqm)

-  Existing Home Size
-  Extra Home Size
-  Existing Balcony
-  Extra Balcony



Home

**+11%**



Balcony

**+20%**



# PHASE 1 DESIGN OF HOME & SIZES

## 1 Bedroom Flat

### Key

- Bedroom
- Living Room
- Kitchen
- Bathroom/WC
- Balcony



# PHASE 1 DESIGN OF HOME & SIZES

## 2 Bedroom Flat

### Key

- Bedroom
- Living Room
- Kitchen
- Bathroom/WC
- Balcony



# PHASE 1 DESIGN OF HOME & SIZES

## 3 Bedroom Flat

### Key

- Bedroom
- Living Room
- Kitchen
- Bathroom/WC
- Balcony



# PHASE 1 DESIGN OF HOME & SIZES

## 3 Bedroom Flat

### Key

- Bedroom
- Living Room
- Kitchen
- Bathroom/WC
- Balcony

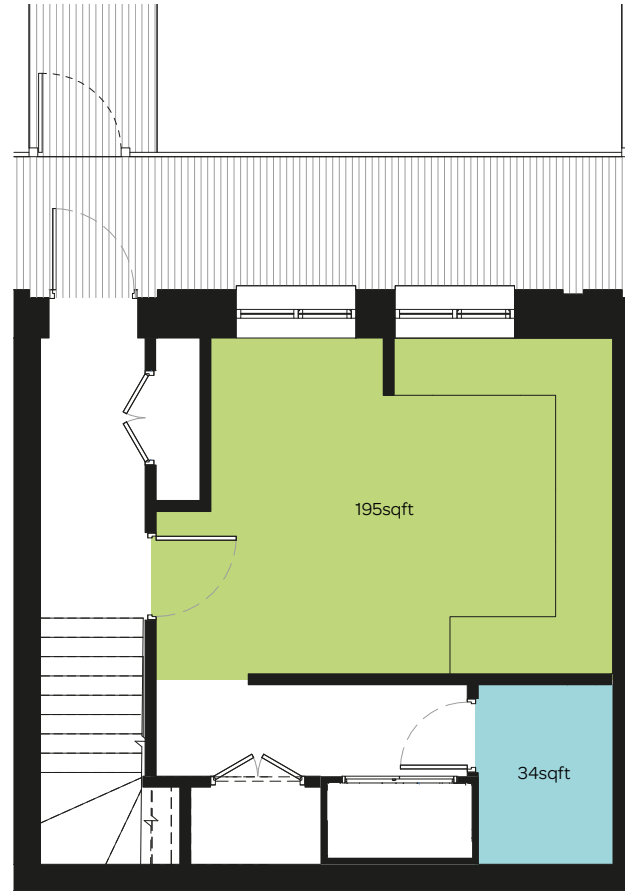


# PHASE 1 DESIGN OF HOME & SIZES

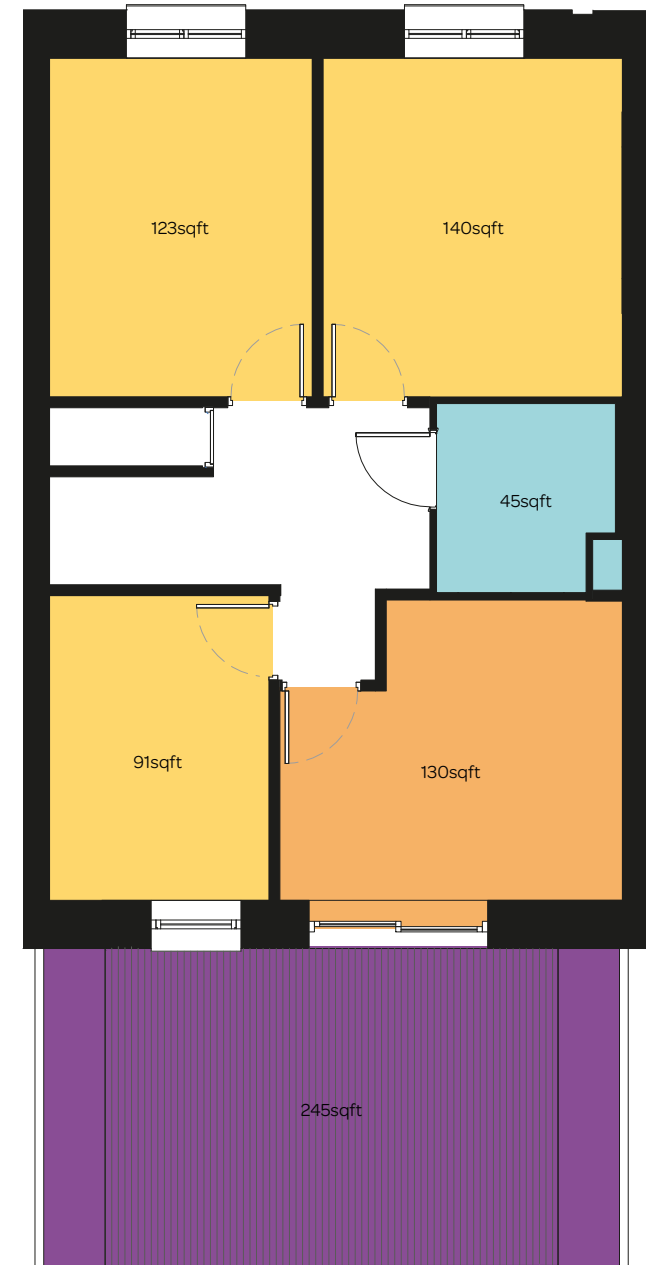
## 3 Bedroom Maisonette

### Key

- Bedroom
- Living Room
- Kitchen
- Bathroom/WC
- Balcony



Level 1



Level 2

# PHASE 1 DESIGN OF HOME & SIZES

## 4 Bedroom Flat

### Key

- Bedroom
- Living Room
- Kitchen
- Bathroom/WC
- Balcony



# PHASE 1 DESIGN OF HOME & SIZES

## 4 Bedroom maisonette

### Key

- Bedroom
- Living Room
- Kitchen
- Bathroom/WC
- Balcony



# PHASE 1 DESIGN OF HOME & SIZES

## 4 Bedroom House

### Key

- Bedroom
- Living Room
- Kitchen
- Bathroom/WC



Level 1



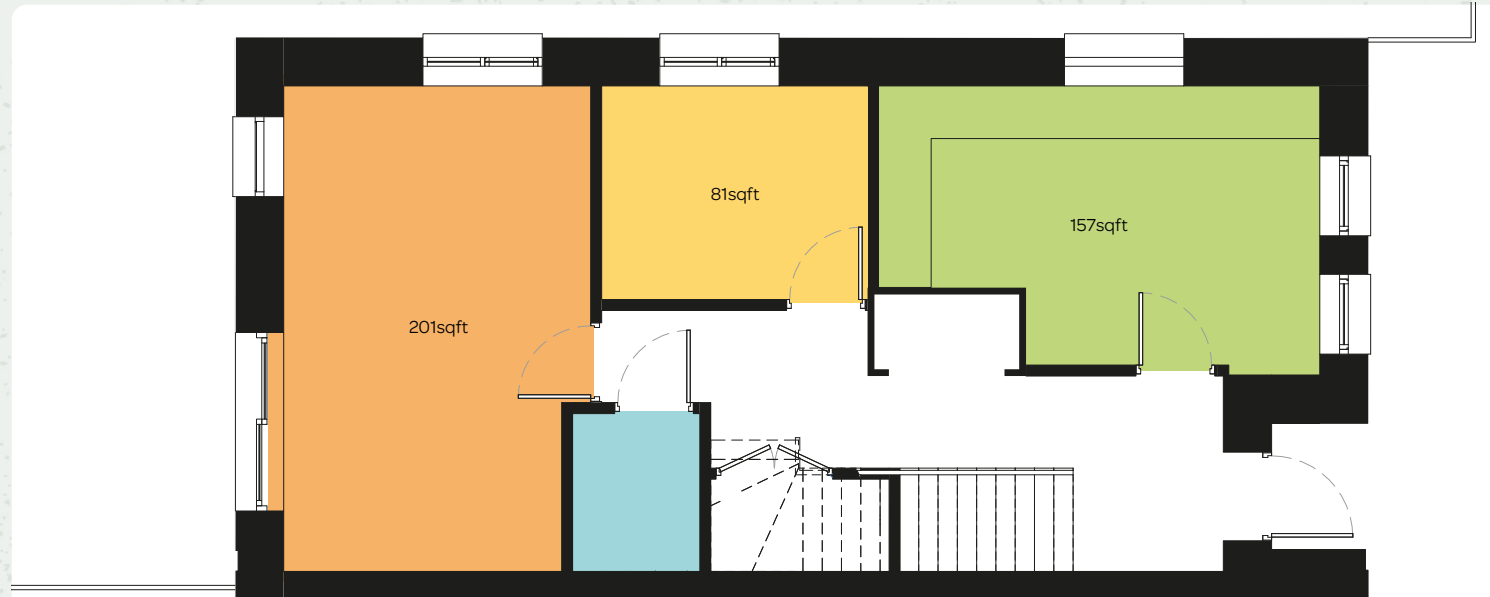
Level 2

# PHASE 1 DESIGN OF HOME & SIZES

## 5 Bedroom House

### Key

- Bedroom
- Living Room
- Kitchen
- Bathroom/WC



Level 1



Level 2

# CONSIDERATE CONSTRUCTION COMMITMENTS ACCESS ROUTES

Construction activity registered with the Scheme is monitored for its performance in three areas:

CLIENT  
PARTNER  
CONSIDERATE  
CONSTRUCTORS  
SCHEME



## RESPECT THE COMMUNITY



Your workplace often causes disturbance to others, minimise this by working during agreed hours, ensuring noisy or dusty work is controlled correctly and that your dress and language cannot cause offence.



## CARE FOR THE ENVIRONMENT



Ensure that unused plant and equipment is turned off when not in use to minimise emissions, use materials carefully to avoid wastage and recycle waste materials where possible.



## VALUE THEIR WORKFORCE



Treat your colleagues with respect, take care of your wellbeing ensuring that you get sufficient sleep and eat well. Know where to get support with your wellbeing if required and support others to get support when they need it.



# CONSIDERATE CONSTRUCTION COMMITMENTS ACCESS ROUTES

As part of the development Hill are committed to:

- 🌸 Keep all roads open
- 🌸 Monitor dust and noise levels
- 🌸 Only work within permitted hours
- 🌸 Maintain high levels of safety for all workers
- 🌸 Keep the streets clean from construction mud and dust
- 🌸 Our track record is proven by our CCS scores on live sites as well as recent awards won at the HSA Homebuilder Safety Awards 2025.

