

# Roof Top Development Presentation



LHF Briefing

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# London Has A Housing Crises

- London is facing a housing crisis and as part of this Southwark is also experiencing extreme housing shortages
- The Council wants to building 11,000 new council homes across the borough by 2043, and start 2,500 of these by 2022
- In supporting this the Council is consistently looking at new and innovative ways to provide new council homes for local residents
- We have looked at a number of estates across the borough in considering which can accommodate roof top homes, and we think a number of the lower blocks may be suitable.



# + Advantages of Roof Top Developments

- More new homes for local residents in housing need.
- Provides new valued services to our existing blocks; like new lifts, roofs, improved block insulation and better fire safety measures.
- Improvements to shared spaces and the surrounding area.
- Works provide good value for tenants and leaseholders, as we will complete important block works at the same time as we build these new homes, the cost of which may not be recharged.
- Less disruptive to residents because significant parts of the build are undertaken off site.
- Higher quality homes, as developing flats off-site, in an indoor environment means they don't have to be built through difficult weather conditions



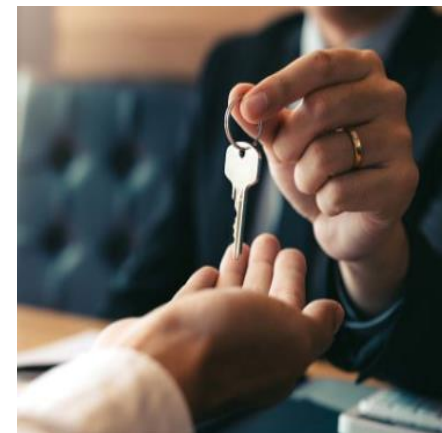
# Assessing the Opportunities

- Views of the existing residents.
- The block and estate condition.
- The structure of the roof and any key services on the roof
- The building's ability to hold a roof top development and build materials.
- How easy it is to access to the roof.
- The impact of the scheme on surrounding buildings.
- Potential unit increase that can be achieved.
- Site accessibility for modular development during



# Proposed Possible RTD Sites

Ward	Site name	Site address
Rye Lane	Clifton Estate	1) Carnicot House Clifton Estate, Consort Road, Se15
Peckham	Pennack Road Estate	1 - 133 Pennack Road, Se15 6dd
St George's	Lancaster Estate	1) 1-27 & 28-38 Lingfield House 2) 1-15 Gibbins House, Lancaster Estate, King James Street, SE1 0DL
St Giles	Stanswood Gardens	1) 1-42 Stanswood Gardens, Se5 7sq 2) 79 - 88 79, Marchwood Close, Se5 7ex
St George's	Gaywood Estate	Newman House, Gaywood Estate, London, SE1 6HE
Old Kent Road	Lindley Estate	49-84 Lympstone Gardens, Lindsey Estate, SE15 1AZ
North Bermondsey	Dickens Estate 2	1-42 Wickfield House, Dickens Estate, Wilson Grove/Jamaica Road, London, SE16 4PP
South Bermondsey	Rennie Estate	1) Barlow House 2) Donkin House 3) Barry House Rennie Estate, Galleywall Road, Se16 3ph
Newington	Penrose House	13-36 Penrose House, Penrose Street, Se17 3dx
Peckham Rye	Brenchley Gardens	Brenchley Gardens, SE23 3RF
Rye Lane	Nunhead Estate	1-27 Creed House Nunhead Crescent SE15 3PF
Old Kent Road	Unwin Estate	65-83 Haymerele Road; 2-18 Latona Road; 2-28 Unwin Close SE15 6RX
Peckham Rye	Rye Hill Estate	1-30 Torridge Gardens SE15 3JL
Champion Hill	Denmark Hill Estate	1-17 Woodfarrs SE5 8HA.
Chaucer	Rockingham Estate	County Street SE1 6AH
Chaucer	Tabards Garden Estate	1-50 Tennis Street SE1 1YF
South Bermondsey	Eveline Lowe Estate	Helen Taylor House, 1-8 Linsey Street SE16 3YA



# Putting Residents First

- Existing tenants in top floor flat will have the option of being able to move into one of the new homes being developed above.
- Where we are also building new homes on estates, those whose existing homes are too large or small will get first preference on the new homes being developed.
- We will undertake programmed works at the same time as the new homes are being built (for example, insulation or roof works, or new lift access where additional homes make this necessary).
- **+** We'll keep you regularly informed with detailed and relevant information about the design and structure of any new building.
- We'll work closely with residents to ensure the new homes compliment existing buildings and meet local needs.







# How we will ensure residents are consulted

- Leaseholders won't be charged for communal improvements or any works that are necessary in building the new homes.
- This includes:
  - Any new roof element linked to the building of rooftop homes.
  - External wall insulations that reduces fuel bills.
  - Installing a new lift that is needed to give access to both new rooftop homes and existing homes.
  - Improved fire safety measures like sprinklers
  - Resident leaseholders in top floor flats, that have lived there for at least 12 months, may be entitled to purchase one of the new rooftop homes, with the council purchasing your existing home.



**ROOFTOP HOMES...**

**IF YOU'RE A LEASEHOLDER** 

In addition to our general guide about rooftop homes for all residents, here is some information specific to you as a leaseholder.

**CHARGES TO YOU**

We know leaseholders are sometimes concerned about their service charges when it comes to major works.

If you're a leaseholder, **YOU WON'T BE CHARGED** for communal improvements or any works that are necessitated by the building of more homes. This includes:

- **Any new roof element** linked to the building of rooftop homes
- **External wall insulation** that reduces fuel bills
- **Installing a new lift that is needed** to give access to both new rooftop homes and existing homes. However, there will be a charge for ongoing maintenance of any new lifts.
- **Associated landscaping and estate improvements** done as part of the building works

In addition, building homes on top of existing blocks means we can spread service charges across a greater number of residents, so you can expect a potential reduction in future service charges.

If we do other works alongside building rooftop homes, such as major improvements to the block, you'll only be charged a proportion of the cost of these improvement works.

Improvement works, such as installing entry phones, will only go ahead if the majority of residents support them. This means that we will charge you for these works, but the cost will be less as they will be shared between more residents.







# How we will ensure residents are consulted

- New leaflets for tenants and leaseholders confirming our intent and offer.
- flyers inviting residents to drop-ins;
- working with a resident steering group
- letters to all residents within the consultation radius;
- publicity -on community notice boards in the neighbourhood;



ROOFTOP HOMES...  
**A GUIDE**   
FOR RESIDENTS

London is suffering an acute housing crisis and we know that Southwark residents want and need us to build more homes.

That's why we've committed to building 11,000 new council homes across the borough by 2043 - 2,500 of these by 2022. It's a big goal, but it's crucial if we're going to tackle the housing crisis and make sure our residents have quality homes they can be proud of, now and in the future.

We are consistently looking at new and innovative ways to provide new council homes for local residents. As well as providing new urgently needed homes on underutilised council land, we are looking at building new homes on top of our existing council blocks. The benefits of this includes:

- **Better for the environment!**  
Building on top of existing blocks helps retain the energy that existing buildings use. Heating costs can be further reduced by making the whole building more efficient.
- **Less disruption and inconvenience**  
Building new homes largely off site in a modular way means we can minimise onsite construction time.
- **Higher quality homes**  
Compared to standard construction, which is done in all weather conditions, modular homes can be made in a more controlled way, which means a better quality product.
- **Protected shared spaces**  
By building on top of existing blocks, we can protect the spaces you share with other residents, such as green spaces
- **Improvements to shared spaces**  
A big priority for us when we build new council homes is to make improvements to the whole estate so everyone can benefit.

