

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.

# WHAT YOU CAN EXPECT



- **If you are an existing tenant in a top floor flat** where new roof top homes are proposed, you will have the option of being able to move into one of the new homes being developed above.
- **Improvements to shared spaces**, for example, play areas, landscaping, and improved amenities.
- **Incorporating programmed works** at the same time as new homes are built (for example, insulation or roof works, or new lift access where additional homes make this necessary), which will reduce service charges and the number of site visits we have to do.
- **We'll work closely with you** to design and build homes that compliment existing blocks and meet the needs of residents.

- **We'll keep you regularly informed** with detailed and relevant information about the design and structure of any new building.
- **Less disruption** including noise, dust and time on site, owing to offsite construction. Although clearly all works will cause disruption, this will be minimised owing to some construction being done off site, and we'll provide you with an area to go to away from the works.
- **As Southwark is building homes for local people**, it is only fair that those whose existing home is too large or small get first preference on any new homes being developed on the estate.

In addition, 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 work that is necessitated by a decision to build more homes, such as new lifts or wall insulation.
- Building homes on top of existing blocks means we can spread service charges across a greater number of residents.



To find out more, contact

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