

## **Thames View House**

### **Frequently Asked Questions**

#### **Who are PA Housing?**

We are an award winning provider of affordable, quality homes. We provide housing across the Midlands, London and the South East offering a range of housing solutions from affordable rent and independent living to shared ownership and outright sale for those in need. With over 40 years of experience, we manage over 23,000 homes across our regions. We're passionate about delivering more affordable homes and great services.

#### **Why are you doing this?**

Thames View House was built in 1972 and is now coming to the end of its life. If we keep the existing building we'll be spending money keeping a building running and maintained that does not meet modern standards of accommodation. It makes more sense to redevelop the Thames View House area into somewhere attractive that offers residents and the surrounding area a better space and living environment.

#### **What will happen to people living in the existing building?**

Our Thames View House Team is working with residents individually to make sure they know exactly what's happening and what will happen. No-one will be homeless and we're finding them new homes with PA. We'll provide a range of options for each household. Existing residents can come back and move into the new building if they want to (although in our experience most people will move on).

#### **What will happen to the nursery?**

We're planning to build a new, purpose built nursery facility on the ground floor of the new building. We're also working with the nursery to look at options for temporary facilities, to make sure that the nursery can stay open during the construction period.

#### **What are you planning to build?**

Our current proposal is to replace the existing 9 storey building with a new building which has staggered heights from 6 to 9 storeys. We think there will be around 100 homes in the new building, which are likely to be a mix of 1 bedroom and 2 bedroom apartments with their own private amenity space. The ground floor will contain high quality wheelchair accessible accommodation, along with a new nursery and the building's bicycle and refuse facilities.

#### **Who will live in the new building?**

The new homes are likely to be a mix of affordable homes to rent and buy on a Shared Ownership (part-buy part-rent) basis, along with a small number of homes for private sale

to help pay for the affordable homes. Affordable homes to rent will be let through Elmbridge Council's allocation scheme to residents of the borough, and local people will also have priority to the Shared Ownership homes.

### **How much parking will there be?**

Our aim is to provide one parking space for each new home, which is the same ratio as is provided for the existing Thames View House building. We will also provide some parking for the nursery.

### **How will you manage construction traffic during the build process?**

As part of preparing our planning application, we'll be commissioning a draft Construction Management Plan which will look at routes to and from site and consider how disruption to the local area can be minimised. Once we have appointed a contractor, they will produce detailed logistical plans for the construction phase, and these will need to be approved by the Local Planning Authority before any construction work can begin.

### **Are you doing anything else besides building homes?**

In addition to building new homes and a new nursery facility here we're also planning to make improvements to the appearance of the area surrounding the building through improved landscaping and planting. We're considering removing a small number of garages on Felix Road that are not large enough to accommodate most modern cars so that we can provide additional parking and green landscaping to enhance this area.

### **How long will it take?**

Our intention is to use feedback from residents and neighbours to inform the detailed design work we will carry out over the summer, and to consult with the community again early in the autumn before submitting a planning application. We expect that existing residents of Thames View House will have moved to new homes by the spring of 2021, and that we will be able to start construction work in summer 2021. The construction is likely to take approximately 2 years to complete, although the programme will be finalised once we have appointed a contractor.

### **How will you keep us informed?**

We'll come back to speak to you again in the autumn when we have worked on the detail of our proposals. Once we submit our planning application, neighbours living close to the site will also be consulted formally by the Local Planning Authority. As we approach the construction phase we will write to neighbouring residents to let you know when work is due to start, and we'll make sure that our appointed contractor provides regular updates. In the meantime, we'll be providing up to information on our website [www.pahousing.co.uk/thamesview](http://www.pahousing.co.uk/thamesview) and if you have any questions you can contact us by emailing [newhomes@pahousing.co.uk](mailto:newhomes@pahousing.co.uk).