

# Alice Shepherd House & Oak House Regeneration

## Newsletter - January 2022

### Where we are now

In our last newsletter in December we presented the latest updates to the design work for the proposed new blocks and set out how the ballot will work. We also showed you a summary of the commitments that will be in the Landlords' Offer, which is a document setting out how residents will be treated in any regeneration and is part of what you are voting on. In this edition we will show you some information about the inside of the future homes, including some example layouts and information on the sizes.

We held an exhibition event on Saturday 8th and Tuesday 11th January in the basketball court in front of Alice Shepherd House where we talked residents through the latest designs and how the ballot will be run. For those who were unable to make it we have also sent each household a copy of the information and are offering you a one-to-one meeting to discuss things and collect your feedback.



### New homes

#### How big will the new homes be?

Design standards have changed dramatically in recent years and the London Plan Space Standards mean that all new homes must meet a minimum size. The latest London Plan Space Standards are:

#### New homes have a minimum standard for storage cupboards:

- 1 bedroom home – 1.5m<sup>2</sup>
- 2 bedroom homes – 2m<sup>2</sup>
- 3 bedroom home – 2.5m<sup>2</sup>
- 4 bedroom home – 3m<sup>2</sup>

#### Flats (one storey home)

Bedrooms	People	Minimum size of home (m <sup>2</sup> )	Private outdoor space (m <sup>2</sup> ) (Garden or balcony)
1	1	39 m <sup>2</sup>	5 m <sup>2</sup>
	2	50 m <sup>2</sup>	5 m <sup>2</sup>
2	3	61 m <sup>2</sup>	6 m <sup>2</sup>
	4	70 m <sup>2</sup>	7 m <sup>2</sup>
3	4	74 m <sup>2</sup>	7 m <sup>2</sup>
	5	86 m <sup>2</sup>	8 m <sup>2</sup>
	6	95 m <sup>2</sup>	9 m <sup>2</sup>

#### Houses/maisonettes (two storey home)

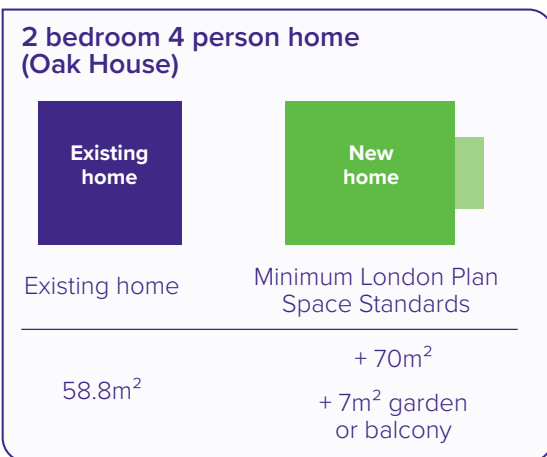
Bedrooms	People	Minimum size of home (m <sup>2</sup> )	Private outdoor space (m <sup>2</sup> ) (Garden or balcony)
1	2	58 m <sup>2</sup>	5 m <sup>2</sup>
2	3	70 m <sup>2</sup>	6 m <sup>2</sup>
	4	79 m <sup>2</sup>	7 m <sup>2</sup>
3	4	84 m <sup>2</sup>	7 m <sup>2</sup>
	5	93 m <sup>2</sup>	8 m <sup>2</sup>
	6	102 m <sup>2</sup>	9 m <sup>2</sup>

## Comparison of the home sizes

The diagrams below show the size of your current home and the minimum size of any new homes according to the London Plan Space Standards.



\* One Housing has committed that the new homes being built for existing residents will match or exceed the overall size of their current home.

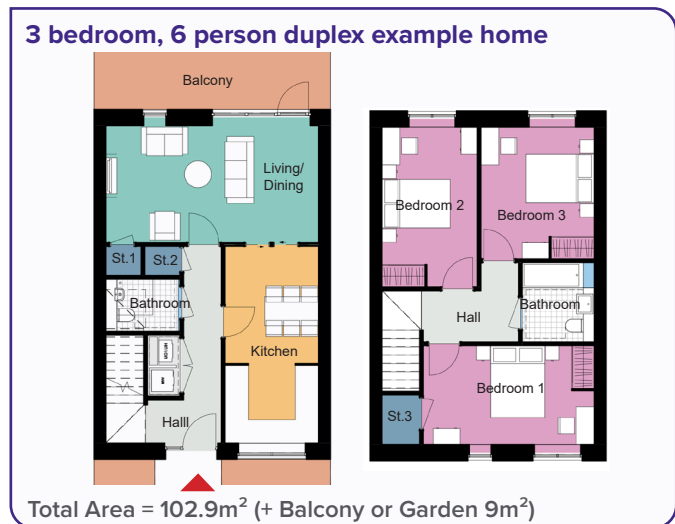
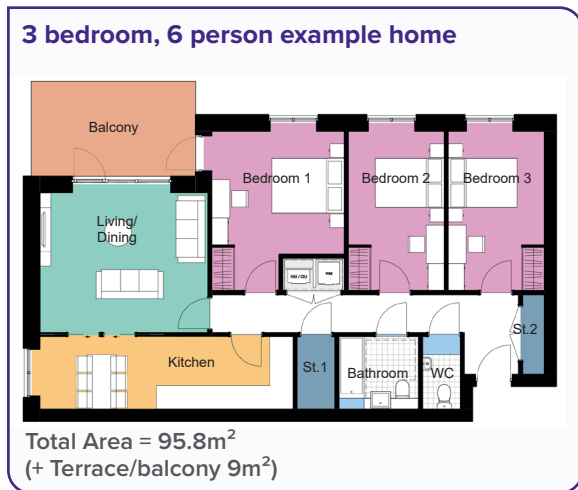
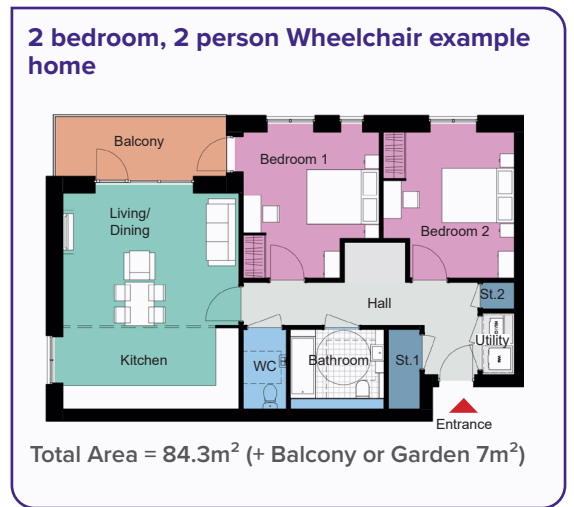
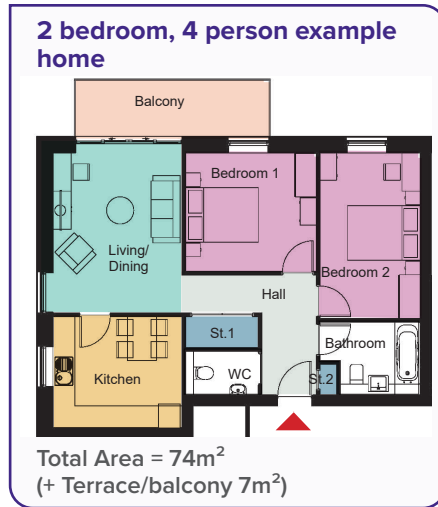
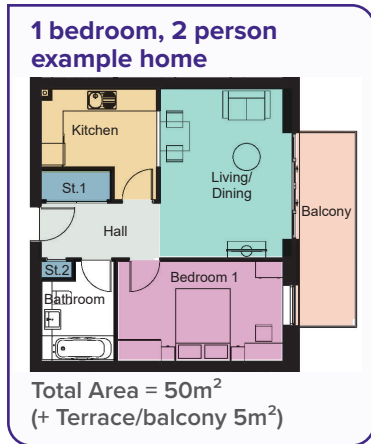


\* Please note that the comparison diagrams are illustrative and do not represent the layout of the homes



## Example home layouts

The examples below are just a guide of home layouts.



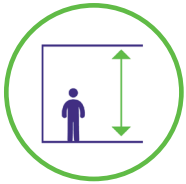
## Key facts



A single bedroom must have a floor area of at least 7.5m<sup>2</sup> (80ft<sup>2</sup>) and be at least 2.15m (7ft) wide



A double or twin bedroom must have a floor area of at least 11.5m<sup>2</sup> (123ft<sup>2</sup>)



The minimum floor to ceiling height is 2.5m (8.2ft) for at least 75 per cent of the Gross Internal Area of each home.



Homes for 5 or more people must include enough space for one bathroom and one additional WC



There is at least 5m<sup>2</sup> of private outdoor space for each 1-2 person home, with an extra 1 m<sup>2</sup> for each additional occupant.



All homes should provide for direct sunlight to enter at least one habitable room for part of the day.

## How to stay in touch

### One Housing Regeneration team:

*Mynul Islam*

07966 643120 or 020 8821 5138  
myislam@onehousing.co.uk

*Emma Leigh Price*

07768 776 036  
eprice@onehousing.co.uk

### The Independent Resident Advisor:

*Lee Page*

0800 731 1619 (freephone)  
aliceshepoakhouse@tpas.org.uk

### Resident Advocate:

*Mike Tyrrell*

07958 225416  
mike@puttingresidentsfirst.co.uk

