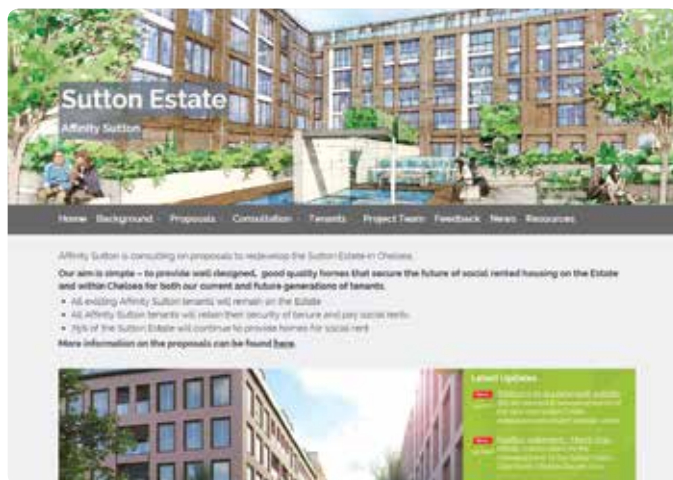


Chelsea Chat

Redevelopment of the Sutton Estate

Affinity Sutton is working hard to advance plans for the redevelopment of the Sutton Estate. Over the next few months, we will continue to keep you involved in the process as we finalise the plans. We will be sharing the details of the final application via our new website...



New-look website

We are pleased to announce launch of the new-look Sutton Estate redevelopment project website, which has been carefully designed to make it easier for visitors to learn about the proposals.

The website URL - www.suttonestatechelsea.com - remains the same, as do all the contact details which can be found at the bottom of every page.

And don't forget to check out the tenant videos to see what your neighbours have to say about the redevelopment.

Key facts about the redevelopment

- Affinity Sutton tenants will remain on the Estate in improved accommodation
- All Affinity Sutton tenants will retain their security of tenure and pay social rents
- 75% of the Sutton Estate will continue to provide homes for social rent
- Affinity Sutton tenants will receive a £4,900 payment and support to help with your move

Better living space

All the new apartments will be built to Lifetime Home standards (accessible and adaptable to all ages) and will benefit from:

- ✓ Modern fitted kitchens and bathrooms
- ✓ Balconies, terraces or winter gardens – the majority South/South East/South West facing
- ✓ Large windows, offering better daylight and ventilation
- ✓ Improved insulation, providing better energy efficiency
- ✓ Ample, integrated storage space
- ✓ Improved sound insulation
- ✓ Flexible living space to suit individual preferences
- ✓ New lifts

Below are some examples of existing properties compared to the proposed new layouts.

Existing 1 bedroom

Net internal area = 41m²



Proposed 1 bedroom

Net internal area = 53m² (figure excludes winter garden)



Existing 2 bedroom

Net internal area = 43m²



Proposed 2 bedroom

Net internal area = 75m² (figure excludes winter garden)



A programme of improvement works will also be carried out at Leverstock and Mayland.

Maintaining the sense of community

We want to preserve and enhance the strong sense of community here, while providing a much better living environment for our tenants and improved communal facilities.

Communal gardens

An important part of the redevelopment is providing new communal gardens for tenants to enjoy. The outdoor shared space will be 5 times bigger than what is currently available.

These will be light and open spaces which will incorporate both quiet areas for our elderly tenants and a variety of play spaces for children on the Estate.

Below: Communal gardens from the South

Community square

A new, landscaped Community Square will be established between Cale Street and Marlborough Street. Located adjacent to the square will be a new purpose-built Community Centre to be led by tenants.

Creating a safer neighbourhood

We want to create a safe and secure environment. Entrances will be well lit, as will the community square and surrounding streets.

Public art

We will be working with you on the design of public art that will seek to reflect the heritage of the Estate and the character of the local community.





Road trips

Thank you to those who joined us on one of the road trips held in February and March. We visited Affinity Sutton's Durand Close estate in the London Borough of Sutton, which is currently undergoing a redevelopment.

The site visit was a great opportunity for tenants to see how these types of schemes work and to have a look around the new homes and community centre. The trip also gave tenants an idea of the choices that will be available for their new homes at the Sutton Estate, such as whether they would prefer walk-in showers or baths and types/colours of kitchens.

"Loved the layout and windows which made the flats nice, bright and airy."

"It was very nice to see, very well built and a lot of space."

"Good insight of how Chelsea might look. Pleased to have been given the opportunity to have more information."

"Outside space felt very open and fresh with a feeling of being able to breathe fresh air."



Thursday surgeries

Don't forget if you have any queries about the redevelopment you can speak to Natalie Down, Chelsea Resident Liaison Manger, between 10am and 12noon every Thursday at the Estate Office. You can also call Natalie on **0300 100 0303** or email her – Natalie.down@affinitysutton.com.