

What are we doing today?

We are exploring options for the future of the estate. The options we are considering are:

- What the estate would be like if it stays as it is
- Refurbishment
- Full replacement



What you have told us

What you like the most:



1. It is in a good area.
2. There is good access to facilities such as shops, parks and schools.
3. There are excellent transport links.
4. The flats are spacious and have good storage.
5. You have nice neighbours and there is a sense of community.

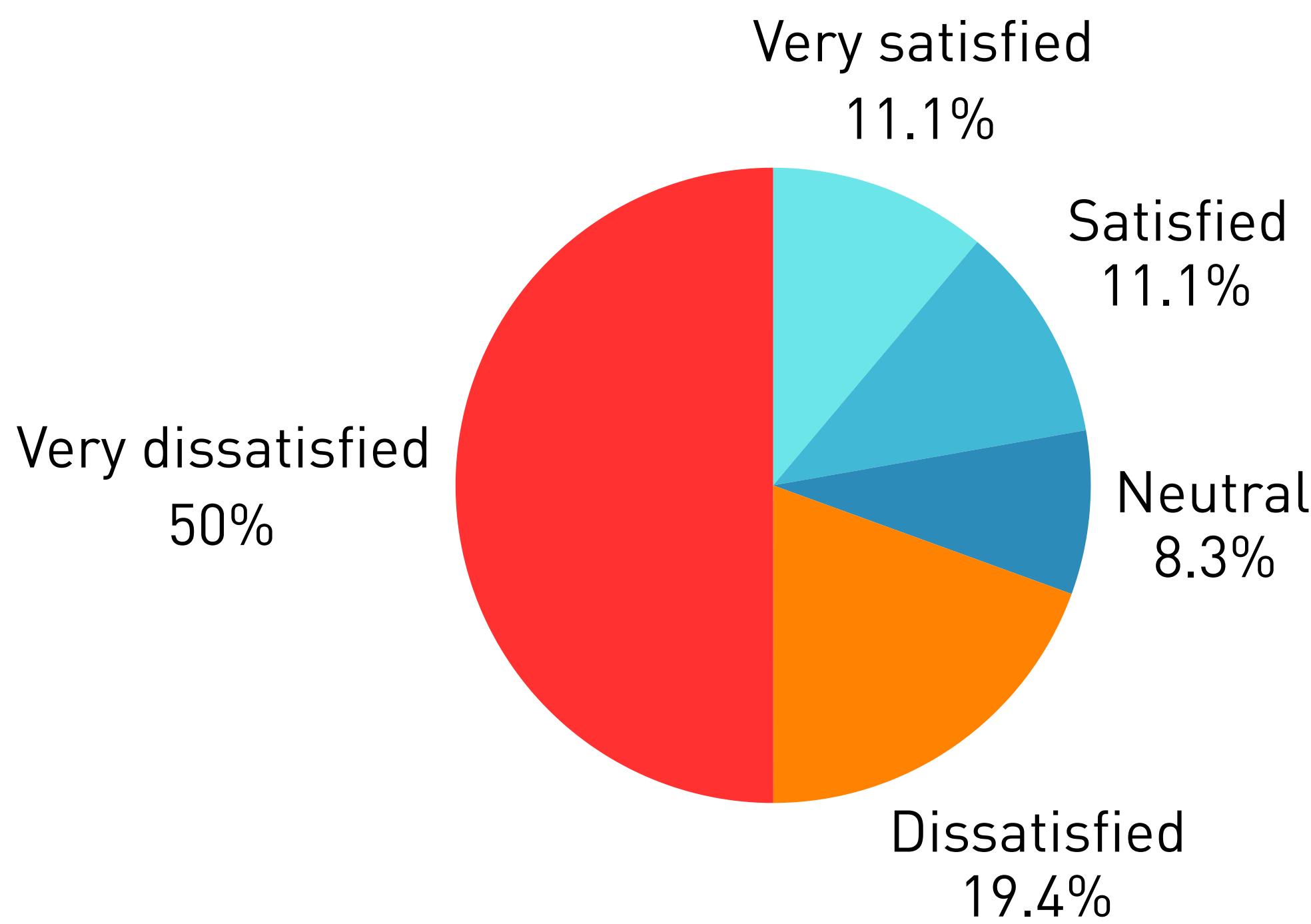
What your concerns are:



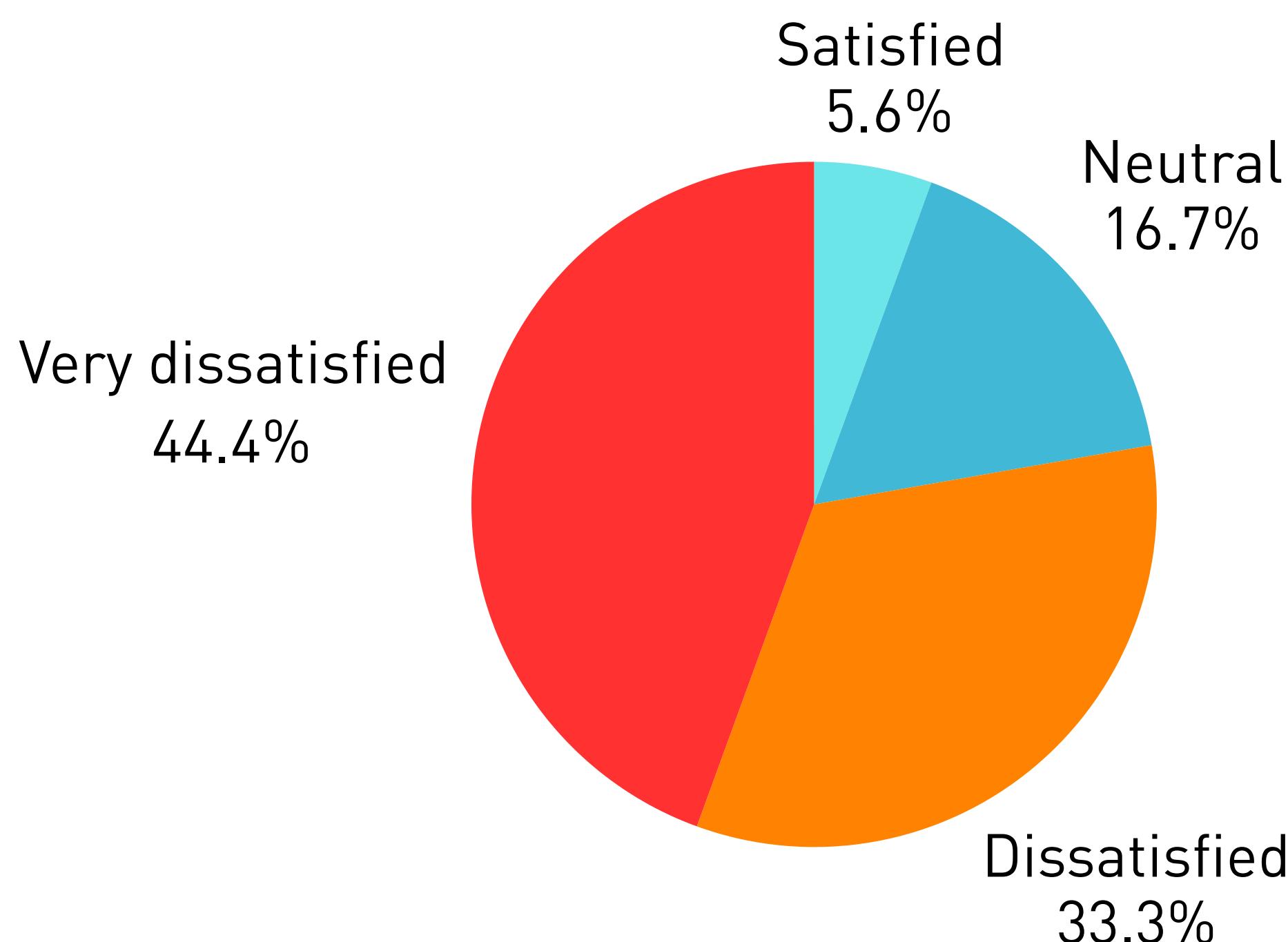
1. Security is not good - door entry systems and CCTV are not working or not present.
2. The buildings and communal areas don't feel safe.
3. The blocks and outdoor spaces are not clean.
4. Insulation is bad, so homes are hard to heat and there are noise issues.
5. No lifts

What you have told us

How happy are you with your home?



How satisfied are you with the overall condition of the buildings in Blacksmiths Lane?



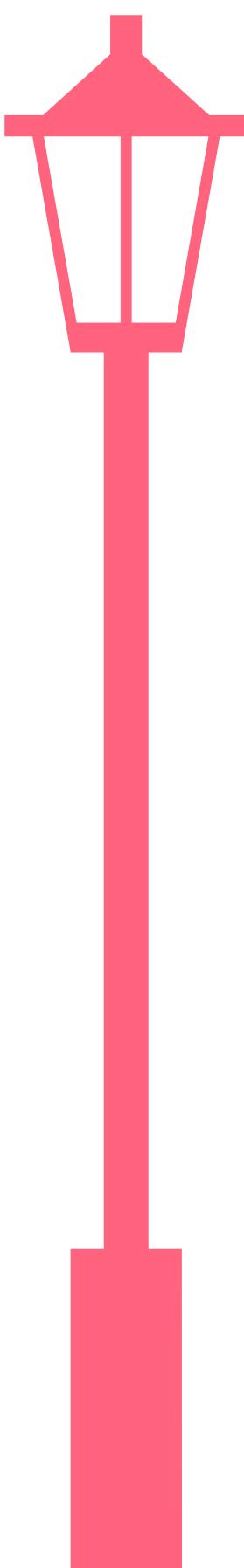
Top issues: security



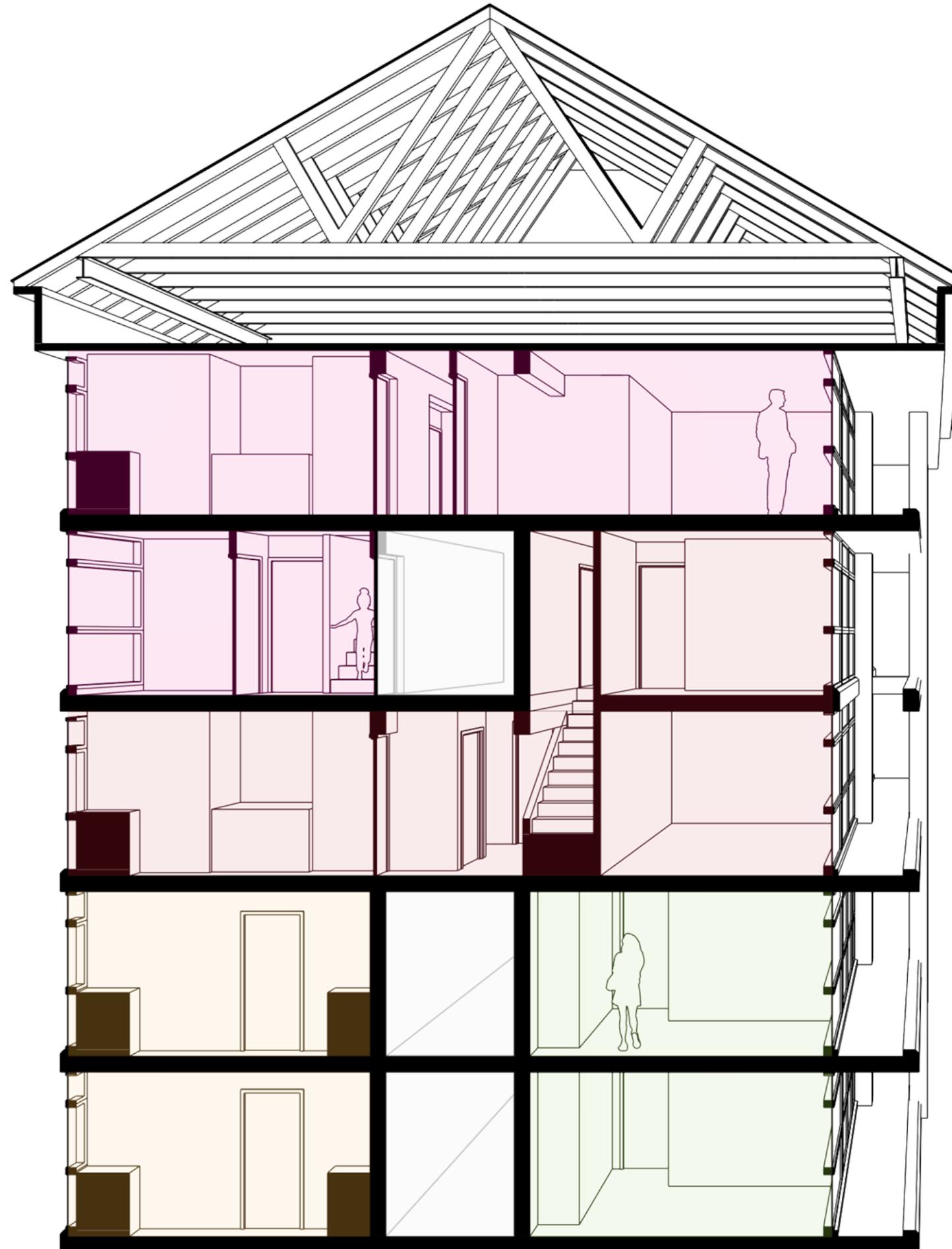
Lighting	
Door entry systems	
CCTV	
Improved signage	

Other ideas:

Put a sticker next to what you think is most important for a safe place to live or write your own ideas and place them on here.



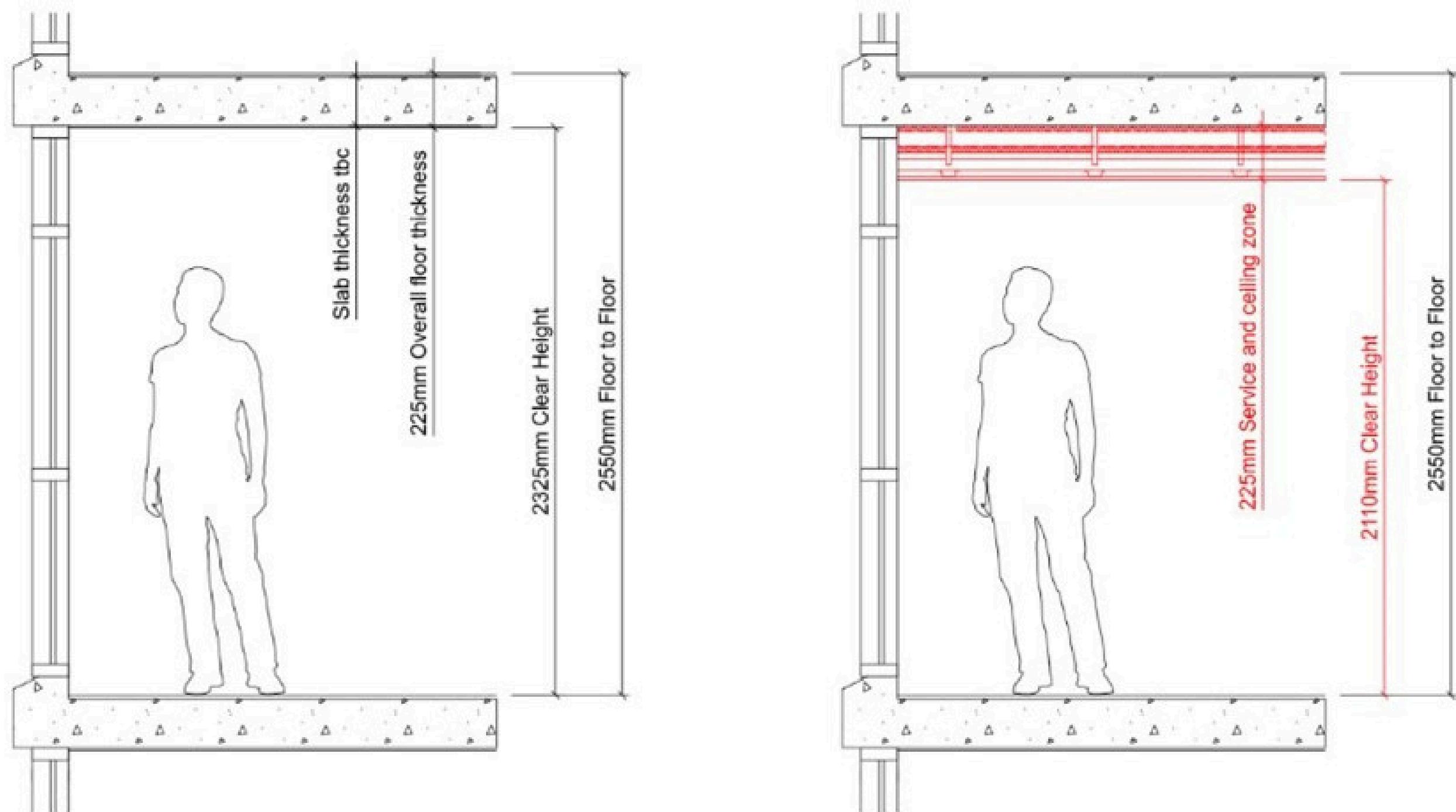
Refurbishment option



If we refurbish the buildings, we will need to think about the following:

- The apartments are generally too small compared to the Nationally Described Space Standards (NDSS)
- Limited floor to ceiling heights complicate servicing strategy.
- We will have to carry out a full fire compliance review and make any changes needed.
- Acoustic performance upgrade will be needed
- Thermal performance upgrade will be needed
- MVHR ventilation strategy recommended
- Lack of or poor private amenity space allowance. Current balcony depths are not accessible compliant and do not achieve a minimum clear depth of 1.5m.
- Apartments layouts remodeled to open plan preferable to increase quality and adaptability of spaces.

Refurbishment option



Current conditions

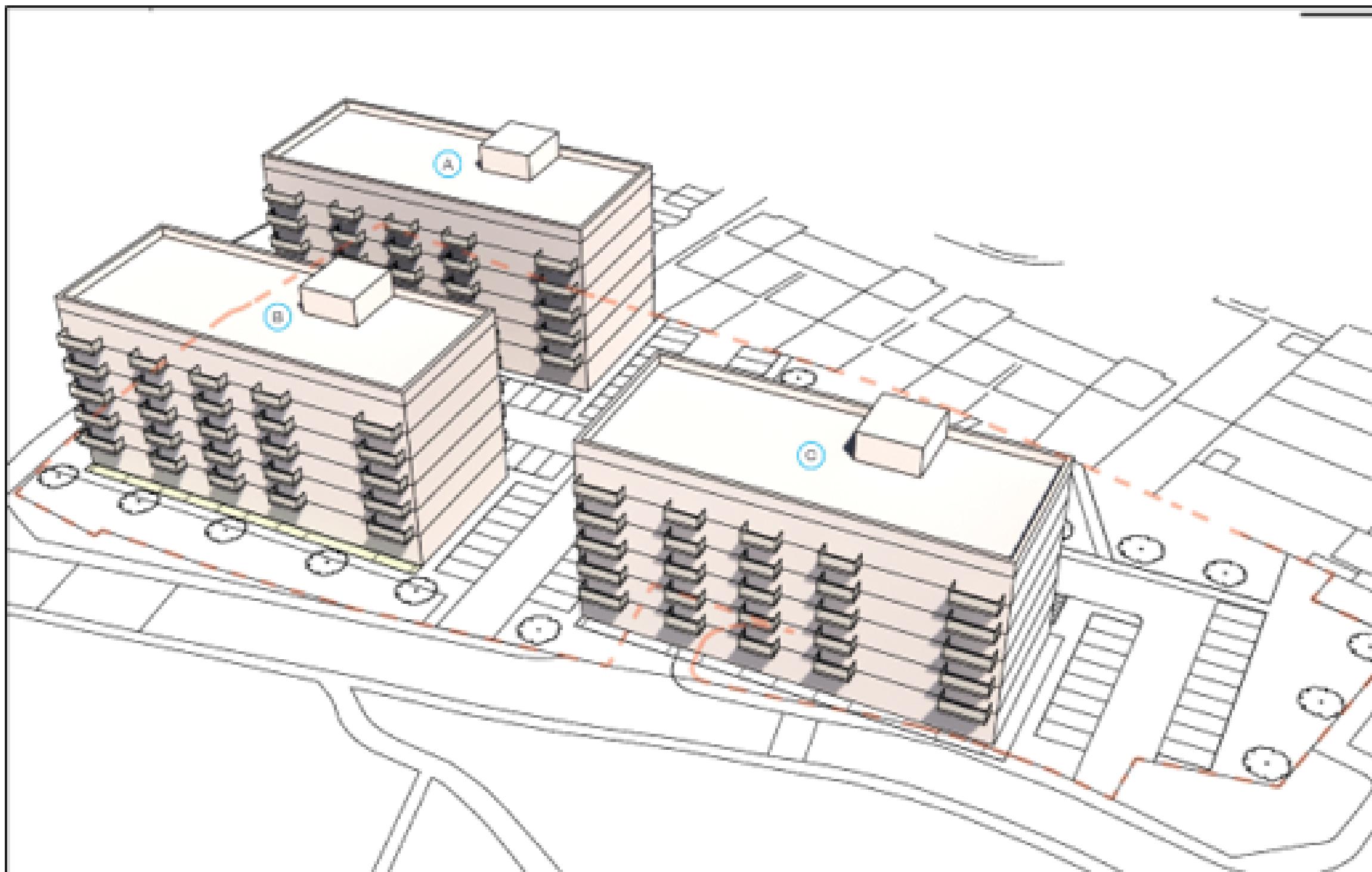
Typically one of the main restrictions when refurbishing buildings is the existing floor-to-floor heights.

The above image is a typical section through a residential apartment in the Blacksmiths Lane estate. It is assumed that there is a typical floor-to-floor height of circa. 2.55m. Assuming an overall floor thickness of 225mm we arrive at a finished floor to ceiling height of circa. 2.3m, which is the minimum NDSS allowance

Potential proposed conditions

The introduction of MEP equipment necessary to provide the required fire, acoustic and ventilation servicing would reduce the clear ceiling heights. A standard minimum ceiling void depth of 250mm within a suspended ceiling is required to conceal the various services, thereby reducing average clear floor-to-ceiling heights to around 2.1m. This is significantly below the current preferred minimum standard of 2.5m as illustrated in the typical section above.

Replacement pros and cons



Pros:

- More energy efficient homes
- A better mix of family homes and fewer 1 bedrooomed homes
- More generous living spaces
- Improved security
- Better greenspace and play facilities
- Lifts in the new buildings, improving accessibility

Replacement pros and cons



Cons:

- Existing residents will need to move away during construction (but have right to return)
- Disruption
- Will take time:
 - around 18 months for planning
 - 1 year demolition
 - 2 years construction

What next?



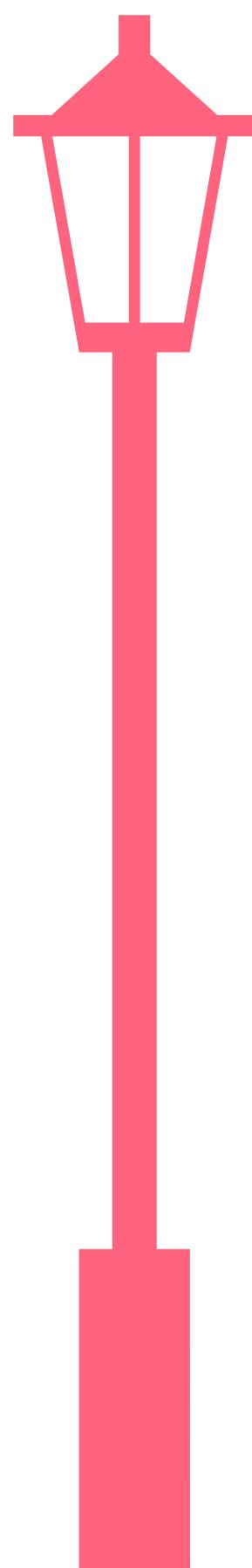
**Come back in August and see if you agree
with our recommendation**

- We analyse your comments and survey results
- Speak with London Borough of Bromley officers and councillors
- Run reports on how the buildings perform, e.g:
 - How many repairs do they generate?
 - How complex are those repairs?
 - How often the properties are relet(i.e. are they popular)?
 - Are they overcrowded?
- Arrive at a preferred option

Top issues: security- your comments



Lighting	Lights that work
Door entry systems	Faulty intercom, CCTV would be good to stop attacks on residents and drug use. Doors that are not wedged open or broken CCTV to stop attacks and dumping of rubbish. Also to stop local drug users coming in to take drugs
CCTV	
Improved signage	



Other ideas: