

# Option: Redevelopment (New)



## Quality homes that meet modern standards

- ✓ Around 24 homes, at least 50% of any new housing will be affordable for social or intermediate rent
- ✓ All new homes would meet modern standards, meaning they will be bigger and include private balconies
- ✓ New homes would be adaptable for residents with disabilities
- ✓ New, modern design would enhance the local built environment
- ✗ 11 fewer homes than there are currently



## Opportunity and employment

- ✓ More modern office and commercial space would bring employment opportunities to the area
- ✓ The inclusion of a hotel, more modern cinema and the casino would bring new jobs and more tourists to spend money in the local economy
- ✓ Construction would offer employment opportunities and apprenticeships for local people



## Environmental sustainability

- ✓ The new building would target London Energy Transformation Initiative or 'LETI' requirements, some of the highest environmental standards for new buildings
- ✓ The new building would therefore be significantly more energy-efficient, resulting in lower bills for residents and lower carbon emissions
- ✓ Modern bathrooms and plumbing will mean more efficient water usage, reducing both water bills and waste
- ✓ The new building would include new green spaces, such as planted roof terraces
- ✗ The commercial units may not be significantly more energy efficient due to modern facilities like air conditioning



## Preserve and enhance the local community

- ✓ All secure tenants and resident leaseholders offered the opportunity to return to the new Huguenot House should they wish to
- ✓ The new building would be better used by the wider community with a hotel, cinema and casino
- ✗ All residents would need to move
- ✗ Construction would take at least three years to complete
- ✗ 11 fewer homes than there are currently



## Financial viability

- ✓ Financially viable for the council to deliver
- ✓ No additional costs for leaseholders, and savings on bills likely in the long term
- ✓ Underused parking removed and space better used
- ✓ Modern cinema would achieve better rental revenue for the council
- ✓ Demand is high for hotel and leisure facilities in this area so these would achieve a better rental revenue for the council

