

POPULARWORKS

ABERFELDY

JOLLYS GREEN

CYCLE CAFE

Decant Strategy  
Revision C  
November 2023

ABERFELDY VILLAGE MASTERPLAN

# Aberfeldy Village Masterplan Proposed Development

## Decant Strategy

### 1.0 Introduction

- 1.1 This report supersedes the Decant Strategy dated January 2023, previously submitted in support of the Hybrid Application (LBTH Ref: PA/21/02377/A1 and GLA Ref: 2023/0300/S3) and should therefore be read on a standalone basis.

Following a resolution to refuse planning permission by the London Borough of Tower Hamlets (LBTH) Strategic Development Committee (SDC) in February 2023, and the subsequent direction that the Mayor of London will act as the local planning authority for the purposes of determining the Hybrid Application, the design of the scheme has been amended to accommodate second staircases in all buildings over 18m in height. For the sake of completeness only it should be noted that the above referenced amendments follow previous amendments to the Hybrid Application, made prior to its consideration by the LBTH SDC, the assessments of which were set out within previous revisions of this Decant Strategy. In summary the previously assessed changes were: the incorporation of Jolly's Green within the red line boundary, the removal of the previously proposed Block A3 and associated increase in open space and play space, an increase in the number of affordable rented family homes, and the inclusion of second staircases in Plots F & I. Further information is set out within the accompanying Covering Letter (as prepared by DP9 Ltd, dated November 2023) and the updated Planning Statement (as prepared by DP9 Ltd, dated November 2023).

This Decant Strategy has been prepared by Poplar HARCA and is submitted in support of a hybrid planning application for the Aberfeldy Village Masterplan. The hybrid planning application is made in relation to the north of East India Dock Road (A13), east of the Blackwall Tunnel Northern Approach Road (A12) and to the southwest of Abbot Road (the "Site") on behalf of The Aberfeldy New Village LLP' ("The Applicant"). The hybrid planning application is formed of detailed development proposals in respect of Phase A for which no matters are reserved ("Detailed Proposals"), and outline development proposals for the remainder of the Site, with all matters reserved ("Outline Proposals"). The Detailed Proposals and Outline Proposals together are referred to as the "Development".

- 1.2 The Development comprises the comprehensive redevelopment of the Site. The Development will provide new retail, workspace, and community floor space along with residential dwellings and the pedestrianisation of the A12 Abbott Road vehicular underpass. The Development will also provide significant, high quality public realm, including a new Town Square, a new High Street, and a public park.
- 1.3 The purpose of the Decant Strategy is to explain the strategy for rehousing those residents whose existing homes will be demolished to make way for the new development. The strategy is in line with the Mayor of London's *"Better Homes for Local People – The Mayor's Good Practice Guide to Estate Regeneration,"* in terms of its approach.

## Background

### 2.0 The Existing Planning Permission

2.1 The Aberfeldy Village Masterplan is a new masterplan for the Aberfeldy Estate that seeks to expand upon the extant Outline Permission (ref: PA/11/02716/P0, granted in June 2012) that has already delivered as follows:

- *The completion of phases 1, 2 and 3*
- *901 new homes*
- *29% affordable homes by habitable room or 9.18% affordable homes by habitable room on the uplift*
- *New larger Community Centre with improved facilities*
- *Larger modern Health Centre*
- *New retail floor space*
- *New energy centre*
- *New and enhanced high quality open space including play-space and a linear park*

2.2 The final 3 phases of the extant permission are now to be amalgamated into a new masterplan for the area which is expanded to the north and now incorporates additional areas of the estate including the Nairn Street blocks, Balmore Close, Kilbrennan House and a plot of land on Lochnagar Street immediately to the north of the Bromley Hall School site. The new masterplan also now includes the existing Blairgowrie House site to the East of the area.

### 3.0 The New Masterplan

3.1 The Aberfeldy Village Masterplan aims to deliver, up to 1565 new homes, new workspace, a new high street, new and improved open space and the pedestrianisation of the A12 Abbott Road vehicular underpass. The planning application is being brought forward as a hybrid application seeking detailed planning permission for Phase A and outline planning permission for future phases, comprising:

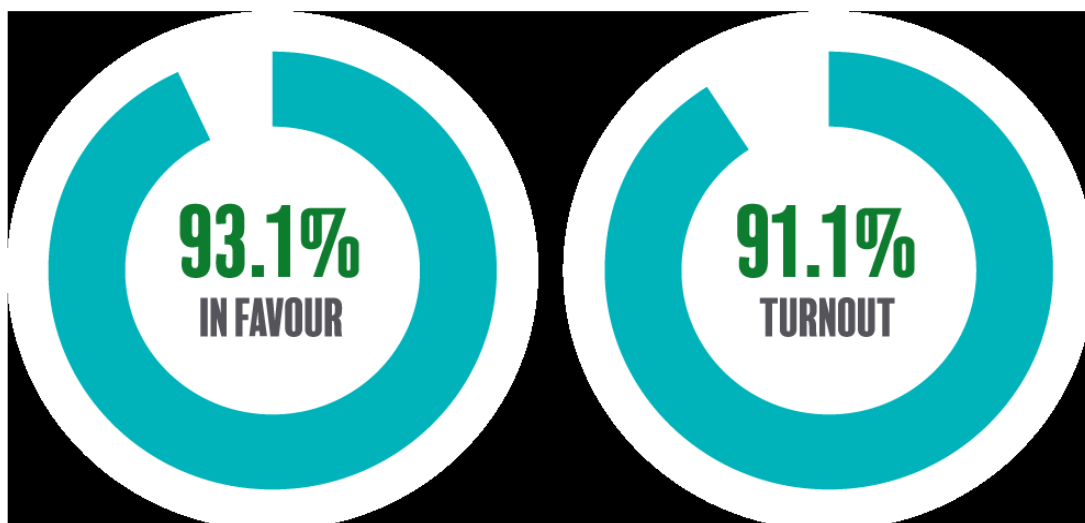
Outline planning permission (all matters reserved) for the demolition of all existing structures and redevelopment to include a number of buildings (up to 100m AOD) and up to 140,591 sqm (GEA) of floorspace comprising the following mix of uses: Residential (Class C3); Retail, workspace, food and drink uses (Class E); Car and cycle parking; Formation of new pedestrian route through the conversion and repurposing of the Abbot Road vehicular underpass for pedestrians and cyclists connecting to Jolly's Green; Landscaping including open spaces and public realm; and New means of access, associated infrastructure and highway works.

In Full, for residential (Class C3), retail, food and drink use and a temporary marketing suite (Class E and Sui Generis), together with access, car, and cycle parking, associated landscaping and new public realm, and open space.

This application is accompanied by an Environmental Statement.

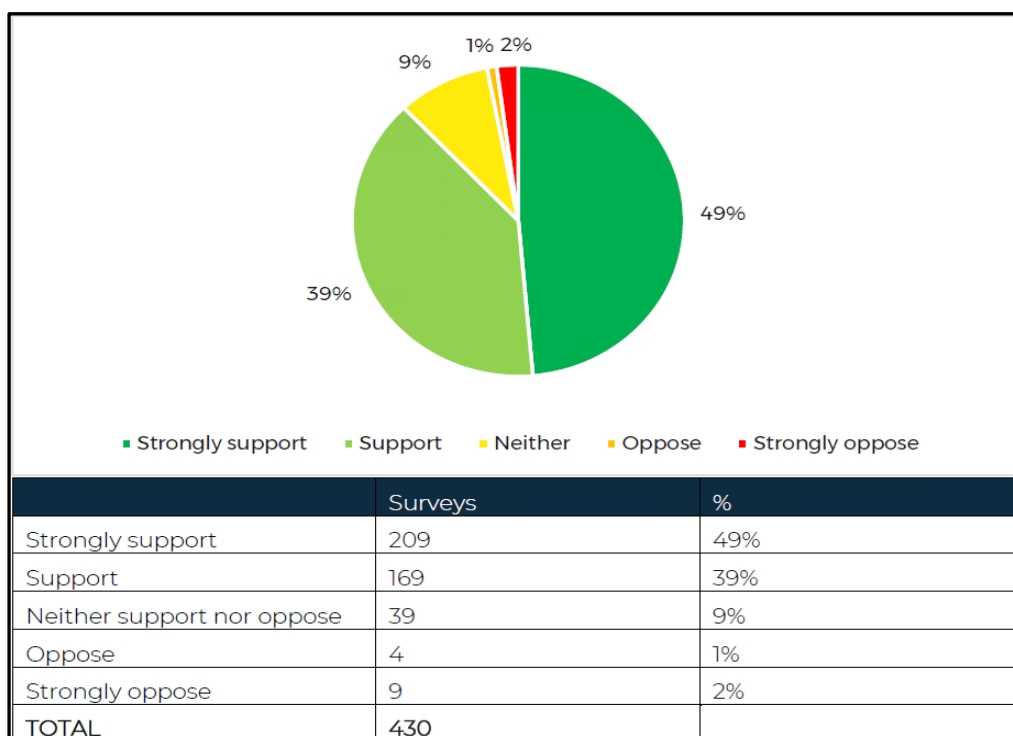
#### 4.0 Consultation and Engagement

4.1 Support for the principle of expanding the regeneration area was established via a ballot of residents within the red line, carried out during September 2020. The ballot result was 93% in favour of regeneration from a 91% turnout.



4.2 The masterplan proposals, following the ballot result, have been developed with residents and wider community stakeholders very much at the heart of the process. The outcome of the stage 2 consultation process, which tested reaction to the masterplan proposals and how that has responded to the wishes of the community, shows that 88% of those that engaged are either strongly supportive or supportive of the proposals.

Chart 14: Based on the information you have seen, what are your thoughts on the latest Aberfeldy New Masterplan?



## 5.0 The Application Site and Existing Residential Occupants

The application site is located within the boundary of the London Borough of Tower Hamlets and falls within the Lansbury ward. It is shown in Figure 1 below:

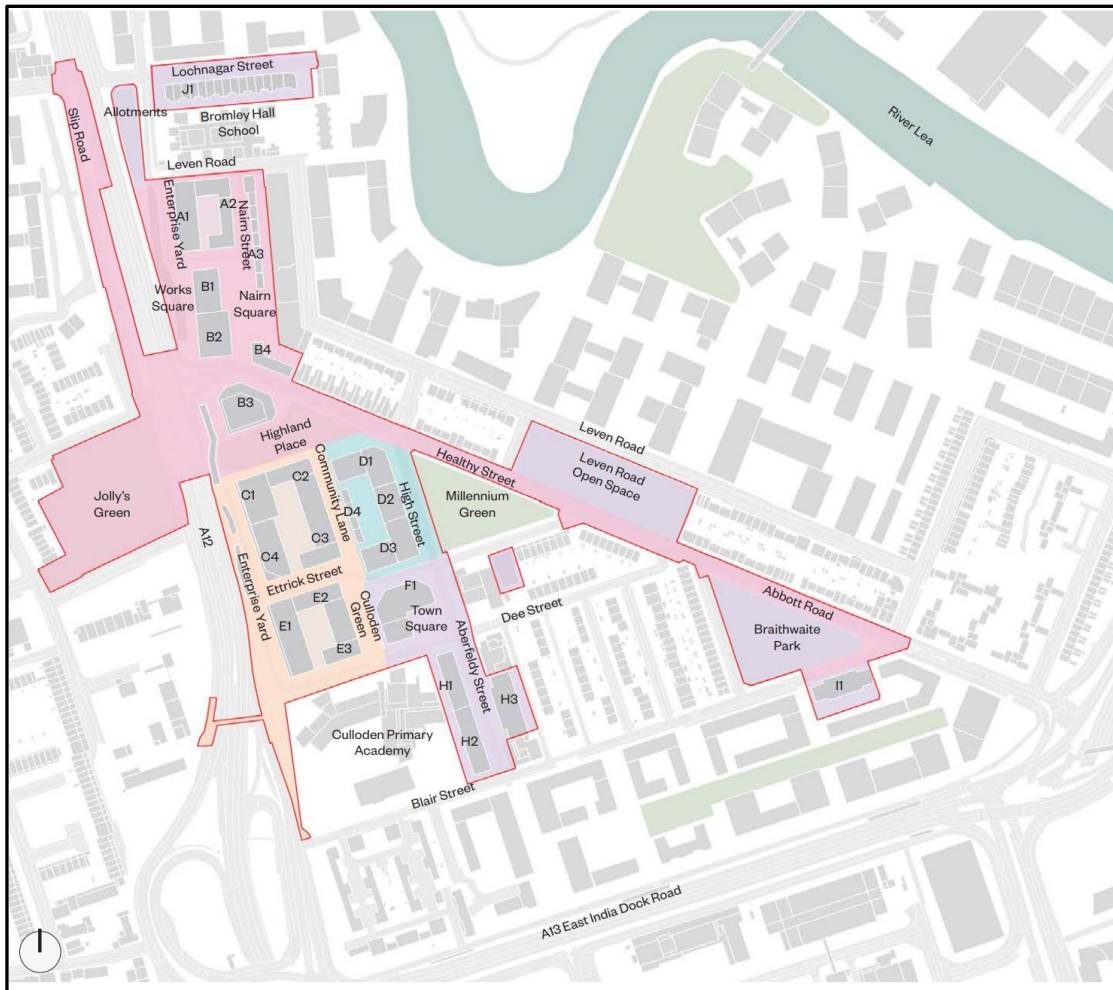


Figure1

5.1 There are 330 existing homes to be demolished within the new masterplan area, which are summarised in the following table:

Phase A																							
Tenure																							
PH Assured Tenancy				Short-Life Tenancy				Resident Leaseholders				Non-Resident Leaseholders				Void							
Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation				
1 bed	0	0	yes	1 bed	0	0	no	1 bed	0	0	yes	1 bed	0	0	no	1 bed	0	0	no				
2 bed	5	15	yes	2 bed	24	72	no	2 bed	0	0	yes	2 bed	0	0	no	2 bed	1	3	no				
3 bed	8	32	yes	3 bed	8	32	no	3 bed	0	0	yes	3 bed	4	16	no	3 bed	2	8	no				
4 bed	0	0	yes	4 bed	0	0	no	4 bed	0	0	yes	4 bed	0	0	no	4 bed	0	0	no				
5 bed	0	0	yes	5 bed	0	0	no	5 bed	0	0	yes	5 bed	0	0	no	5 bed	0	0	no				
6 bed	0	0	yes	6 bed	0	0	no	6 bed	0	0	yes	6 bed	0	0	no	6 bed	0	0	no				
<b>Total</b>	<b>13</b>	<b>47</b>		<b>Total</b>	<b>32</b>	<b>104</b>		<b>Total</b>	<b>0</b>	<b>0</b>		<b>Total</b>	<b>4</b>	<b>16</b>		<b>Total</b>	<b>3</b>	<b>11</b>					
Total rented units	45											Total i/h units	4							Total void units	3		
Total rented hab rooms	151											Total i/h hab rooms	16							Total void hab rooms	11		
Phase B																							
Tenure																							
PH Assured Tenancy				Short-Life Tenancy				Resident Leaseholders				Non-Resident Leaseholders				Void							
Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation				
1 bed	25	50	yes	1 bed			no	1 bed			yes	1 bed	4	8	no	1 bed							
2 bed	17	51	yes	2 bed			no	2 bed	1	3	yes	2 bed	6	18	no	2 bed	1	3					
3 bed	45	180	yes	3 bed	4	16	no	3 bed	15	60	yes	3 bed	14	56	no	3 bed	2	8	no				
4 bed	4	20	yes	4 bed			no	4 bed	1	5	yes	4 bed	3	15	no	4 bed							
5 bed			yes	5 bed			no	5 bed			yes	5 bed			no	5 bed							
6 bed			yes	6 bed			no	6 bed			yes	6 bed			no	6 bed							
<b>Total</b>	<b>91</b>	<b>301</b>		<b>Total</b>	<b>4</b>	<b>16</b>		<b>Total</b>	<b>17</b>	<b>68</b>		<b>Total</b>	<b>27</b>	<b>97</b>		<b>Total</b>	<b>3</b>	<b>11</b>					
Total rented units	95											Total i/h units	44							Total void units	3		
Total rented hab rooms	317											Total i/h hab rooms	165							Total void hab rooms	11		
Phase C																							
Tenure																							
PH Assured Tenancy				Short-Life Tenancy				Resident Leaseholders				Non-Resident Leaseholders				Void							
Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation				
1 bed			yes	1 bed	11	22	no	1 bed	1	2	yes	1 bed	3	6		1 bed	3	6	no				
2 bed	17	51	yes	2 bed	5	15	no	2 bed	10	30	yes	2 bed	4	12		2 bed			no				
3 bed	33	132	yes	3 bed	10	40	no	3 bed	1	4	yes	3 bed	8	32	no	3 bed	2	8	no				
4 bed	9	45	yes	4 bed			no	4 bed			yes	4 bed				4 bed			no				
5 bed	2	12	yes	5 bed			no	5 bed			yes	5 bed				5 bed			no				
6 bed	2	14	yes	6 bed			no	6 bed			yes	6 bed				6 bed			no				
<b>Total</b>	<b>63</b>	<b>254</b>		<b>Total</b>	<b>26</b>	<b>77</b>		<b>Total</b>	<b>12</b>	<b>36</b>		<b>Total</b>	<b>15</b>	<b>50</b>		<b>Total</b>	<b>5</b>	<b>14</b>					
Total rented units	89											Total i/h units	27							Total void units	5		
Total rented hab rooms	331											Total i/h hab rooms	86							Total void hab rooms	14		
Phase D																							
Tenure																							
PH Assured Tenancy				Short-Life Tenancy				Resident Leaseholders				Non-Resident Leaseholders				Void							
Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation	Dwelling Size	Units	Hab Rooms	Decant Obligation				
1 bed			yes	1 bed			no	1 bed			yes	1 bed				1 bed							
2 bed	3	9	yes	2 bed			no	2 bed			yes	2 bed				2 bed							
3 bed	7	28	yes	3 bed	2	8	no	3 bed	1	4	yes	3 bed	2	8	no	3 bed			no				
4 bed	0	0	yes	4 bed			no	4 bed			yes	4 bed				4 bed							
5 bed			yes	5 bed			no	5 bed			yes	5 bed				5 bed							
6 bed			yes	6 bed			no	6 bed			yes	6 bed				6 bed							
<b>Total</b>	<b>10</b>	<b>37</b>		<b>Total</b>	<b>2</b>	<b>8</b>		<b>Total</b>	<b>1</b>	<b>4</b>		<b>Total</b>	<b>2</b>	<b>8</b>		<b>Total</b>	<b>0</b>	<b>0</b>					
Total rented units	12											Total i/h units	3							Total void units	0		
Total rented hab rooms	45											Total i/h hab rooms	12							Total void hab rooms	0		
	units	hab rooms																					
O/all total rented	252	880																					
O/all LH	78	279																					
	330	1159																					

## 6.0 Planned Housing Mix and Phasing

The new development will be delivered in 4 phases as depicted in figure 2 below:

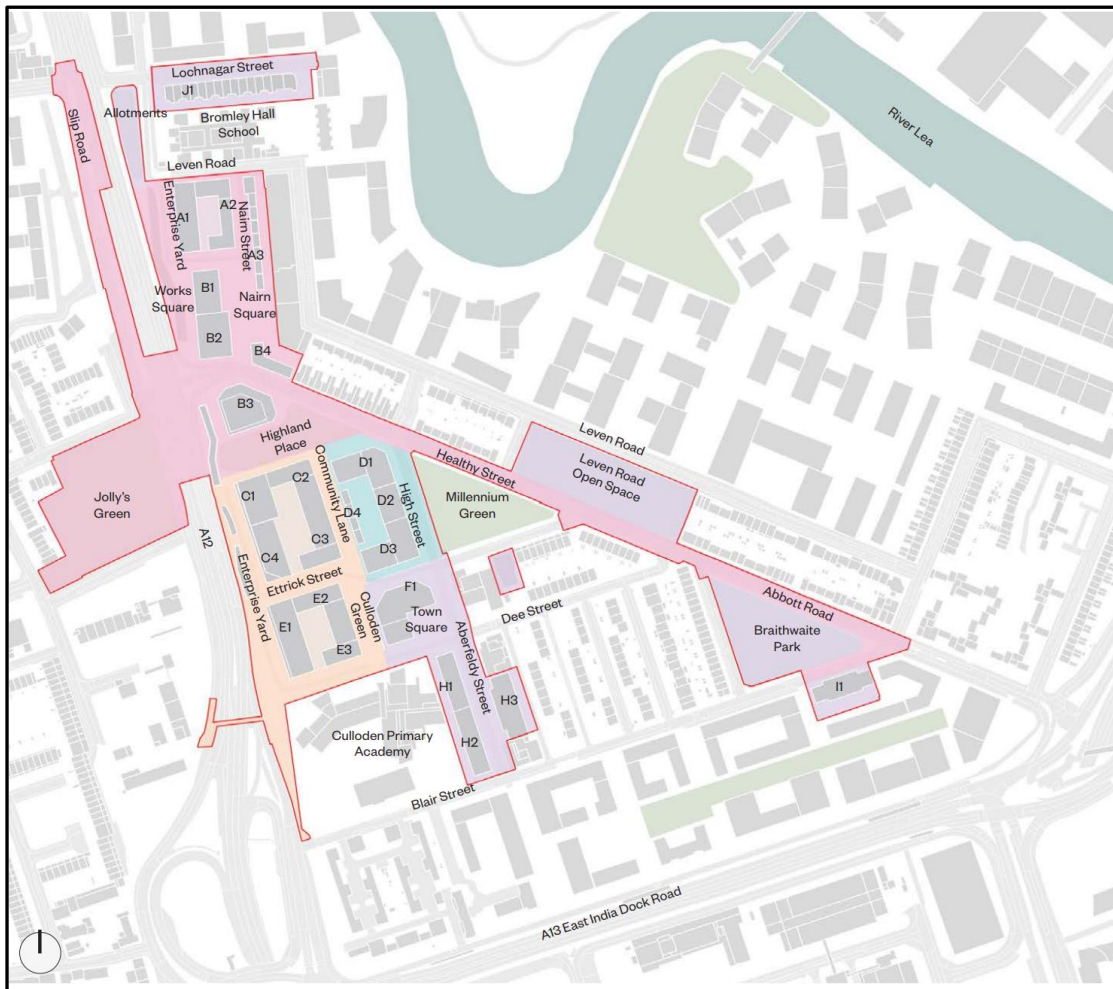


Figure 2

**Phase A** – comprising blocks F1, H1, H2, H3, I1 and J1

**Phase B** – comprising blocks A1, A2, B1, B2, B3 and B4

**Phase C** - comprising blocks C1, C2, C3, C4, E1, E2 and E3

**Phase D** – comprising blocks D1, D2, D3 and D4

6.1 The indicative housing mix for the new masterplan is summarised as follows:

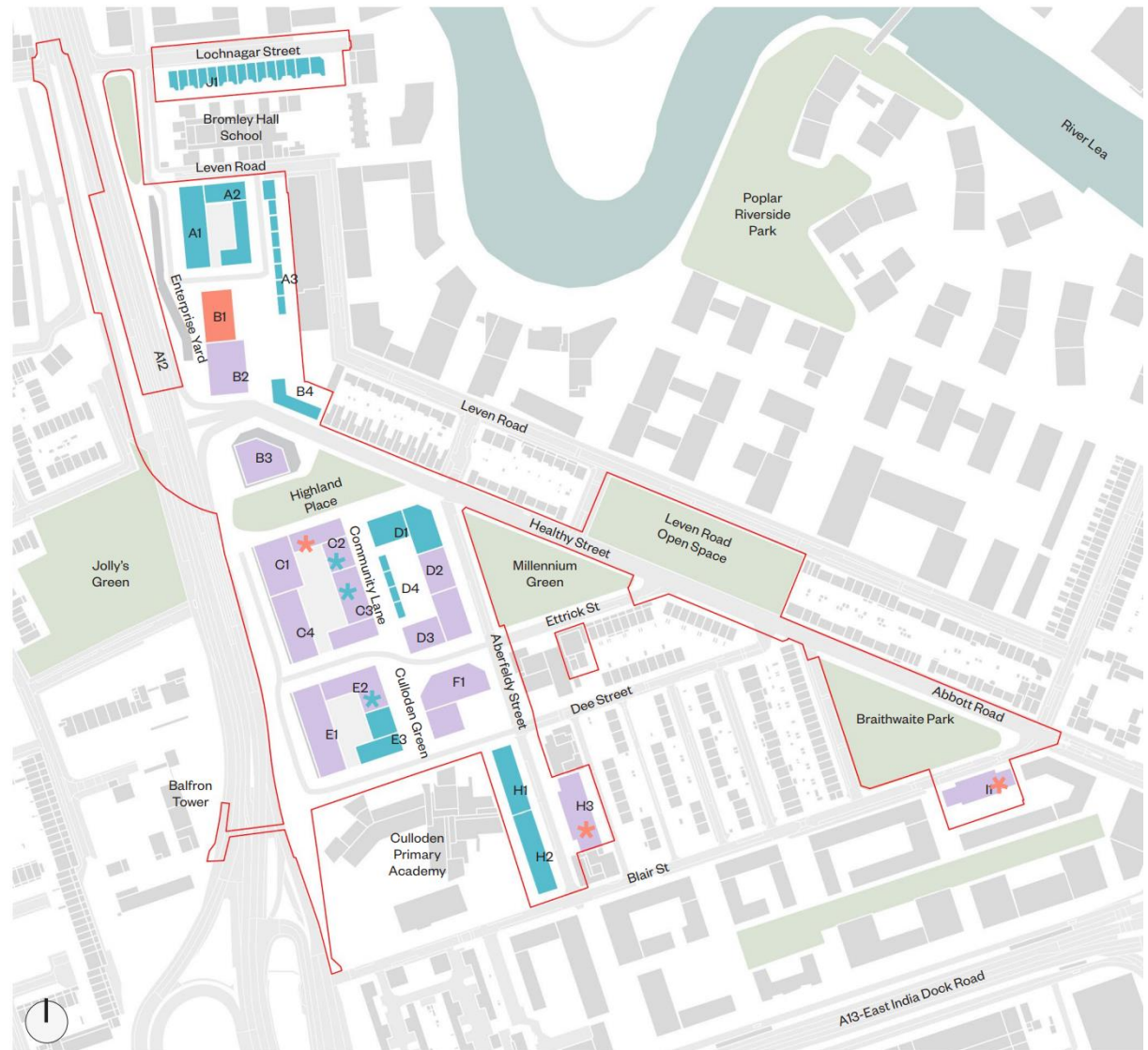
		Studio	1B	2B	3B	4B	5B	6B	TOTAL	Hab rooms	Percentage	Aff percentage
Phase A	Pri	32	63	77	9	0	0	0	181	425	51.39%	48.61%
	Social	0	10	26	30	15	0	4	85	370	44.74%	
	Int	0	1	10	0	0	0	0	11	32	3.87%	
	<b>TOTAL</b>	<b>32</b>	<b>74</b>	<b>113</b>	<b>39</b>	<b>15</b>	<b>0</b>	<b>4</b>	<b>277</b>	<b>827</b>	<b>19.21%</b>	
	<b>Percent</b>	<b>12%</b>	<b>27%</b>	<b>41%</b>	<b>14%</b>	<b>5%</b>	<b>0%</b>	<b>1%</b>				
Phase B	Pri	21	81	221	0	0	0	0	323	846	53.71%	46.29%
	Social	0	38	24	74	19	0	0	155	632	40.13%	
	Int	0	29	13	0	0	0	0	42	97	6.16%	
	<b>TOTAL</b>	<b>21</b>	<b>148</b>	<b>258</b>	<b>74</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>520</b>	<b>1575</b>	<b>36.59%</b>	
	<b>Percent</b>	<b>4%</b>	<b>28%</b>	<b>50%</b>	<b>14%</b>	<b>4%</b>	<b>0%</b>	<b>0%</b>				
Phase C	Pri	79	208	174	12	0	0	0	473	1065	76.23%	23.77%
	Social	0	7	27	23	11	0	0	68	276	19.76%	
	Int	0	16	8	0	0	0	0	24	56	4.01%	
	<b>TOTAL</b>	<b>79</b>	<b>231</b>	<b>209</b>	<b>35</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>565</b>	<b>1397</b>	<b>32.45%</b>	
	<b>Percent</b>	<b>14%</b>	<b>41%</b>	<b>37%</b>	<b>6%</b>	<b>2%</b>	<b>0%</b>	<b>0%</b>				
Phase D	Pri	8	56	54	4	0	0	0	122	298	58.89%	41.11%
	Social	0	18	11	17	9	0	0	55	208	41.11%	
	Int	0	0	0	0	0	0	0	0	0	0.00%	
	<b>TOTAL</b>	<b>8</b>	<b>74</b>	<b>65</b>	<b>21</b>	<b>9</b>	<b>0</b>	<b>0</b>	<b>177</b>	<b>506</b>	<b>11.75%</b>	
	<b>Percent</b>	<b>5%</b>	<b>42%</b>	<b>37%</b>	<b>12%</b>	<b>5%</b>	<b>0%</b>	<b>0%</b>				

The masterplan will deliver 38.8% affordable homes overall, measured on a habitable room basis, with a predominance of family sized dwellings (3 bedroom to 6 bedroom), an increase in affordable housing that equates to re-provision plus approximately 23.1% on the uplift, measured in habitable rooms



## 7.0 Tenure Distribution

The planned tenure distribution is depicted in the following diagram:



- Site Boundary
- Private
- Social Rent
- Intermediate
- ★ Social Rent maisonettes on lower floors
- ★ Intermediate homes on the lower floors

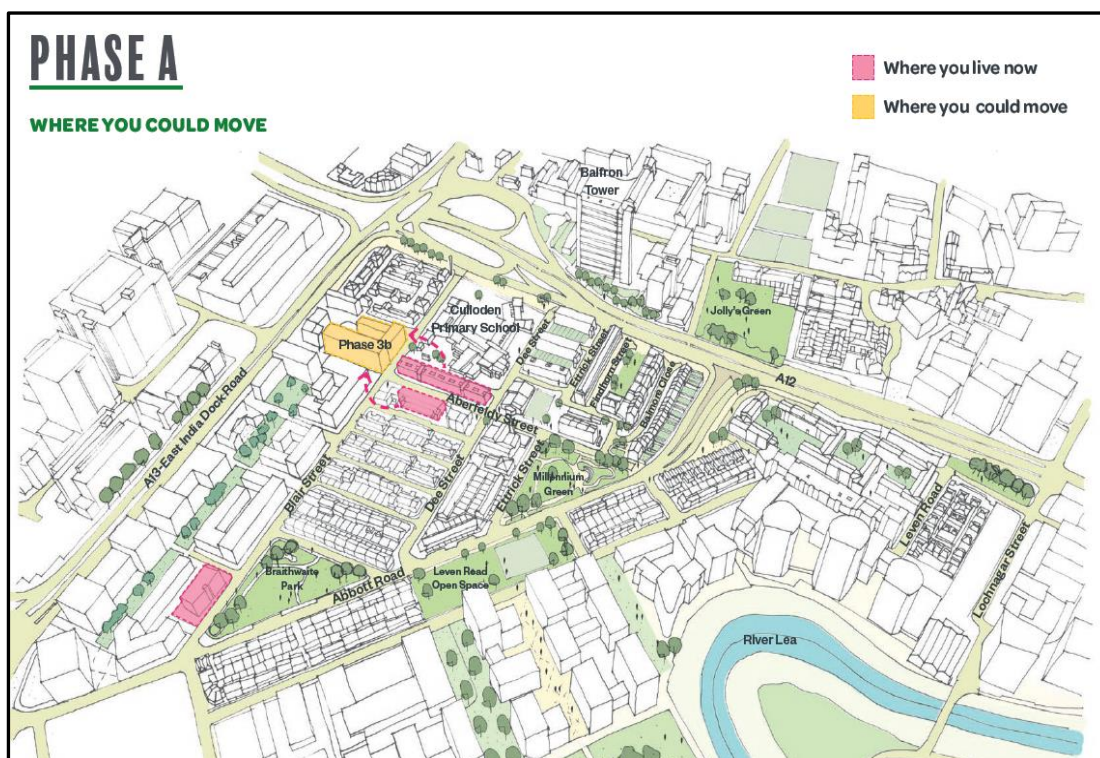
## 8.0 Ballot Offer

8.1 The offer to residents in the ballot is summarised below. The full ballot offer is included in Appendix I to this paper.

- Resident and wider community stakeholder involvement in masterplan and detailed design via Resident Steering Group.
- Well designed, energy efficient new homes planned to meet resident needs.
- More, affordable homes.
- Beautiful, usable public spaces.
- Improved infrastructure, better walking and cycling routes, new shops, and new community facilities.
- Initiatives to keep the community together and strong.
- Offer to **social rent tenants**: each tenant will be offered the right to return to a new home that meets their needs and will receive a home loss payment. Costs for additional services such as removals will be reimbursed.
- Offer to **resident leaseholders**: resident leaseholders will be offered full market value for their existing home plus a 10% home loss payment and eligible moving costs such as removals. Those leaseholders wishing to move into the new development will be given the opportunity to buy a new home outright or, if they cannot afford to do so with the proceeds from the sale of their existing property, there will be options to part purchase with Poplar HARCA. Resident leaseholders will also be incentivised to relocate into the new development via an equity gifting scheme.
- Offer to **non-resident leaseholders and freeholders**: PH (Poplar HARCA) will buy their property at full market value and pay an additional 7.5% home loss payment. Costs for additional services such as removals will be reimbursed.

## 9.0 Residential Decant Plan

9.1 The proposed phasing of the Aberfeldy Masterplan, along with Poplar HARCA's recent acquisition of the s106 affordable housing of the St. William Poplar Riverside development which is located to the north of Abbott Road and within the overall Aberfeldy area, provides several decant options for the residents whose homes will be demolished to make way for the new masterplan. The options are set out in the series of diagrams below which show, on a phase-by-phase basis, the possible relocation options.



9.2 Phase A is already largely decanted. Aberfeldy Street is part of the existing Outline Planning Permission, and the relocation of residents here has been ongoing since March 2021. As of September 2023, all leaseholder deals have been concluded and all PH tenants have now been relocated.

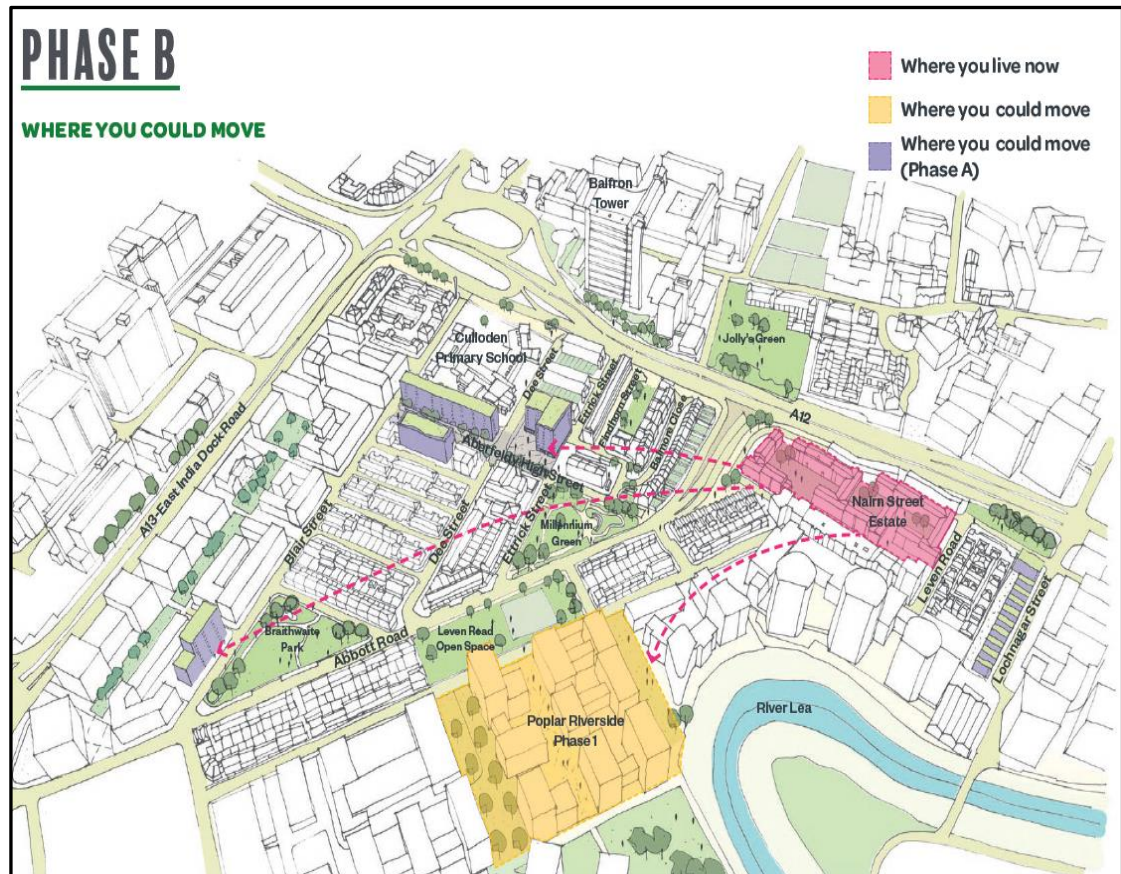
9.3 The Aberfeldy Street homes are also occupied by several LBTH homeless tenants who are contracted on short-life tenancy agreements. Poplar HARCA has worked closely with LBTH to move these residents to new homes throughout the borough and they are now all relocated.

9.4 Blairgowrie House, located to the south of Braithwaite Park, is also largely decanted already, it having been deemed uneconomic to resolve fire safety related cladding issues in the short-term, given its inclusion in phase A of the masterplan application. At the point of this update there is just 1 Poplar HARCA tenant left in occupation. Whilst this tenant has medical needs that dictate the type and location of a new home required, it is anticipated that this tenant will have relocated by the end of 2023.

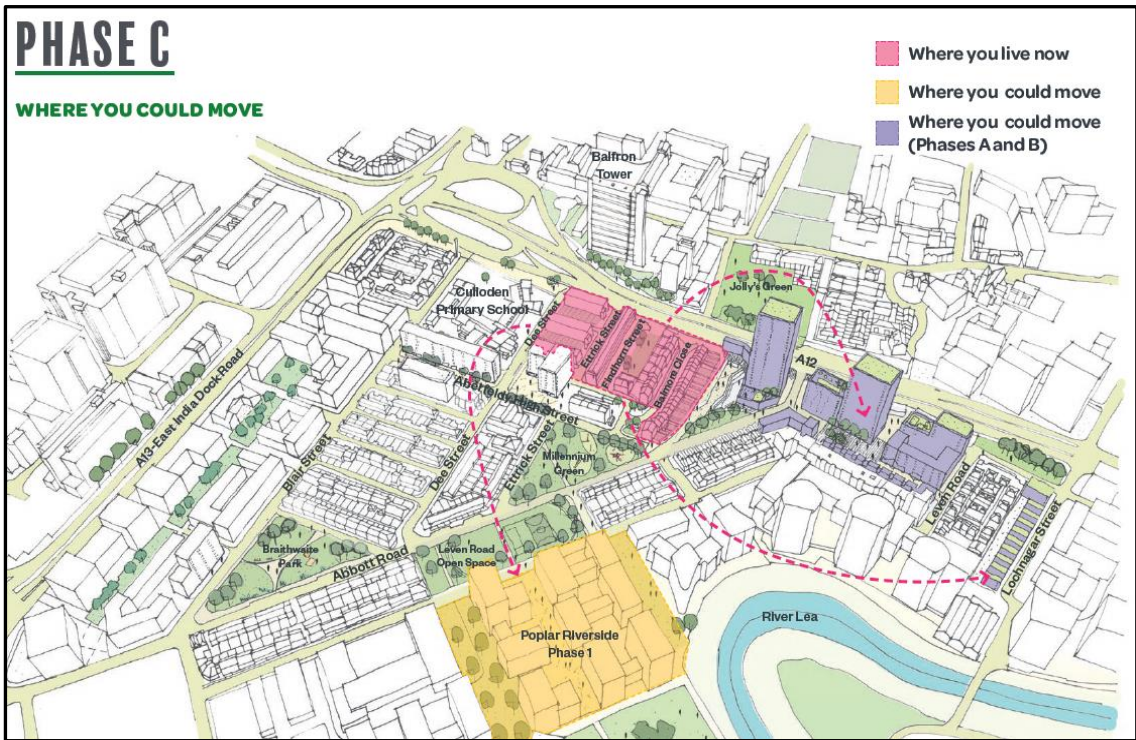
9.5 Jura House, although not due to be redeveloped until phase D of the masterplan delivery schedule, will be decanted prior to phase A with a view to the building and rear yard area being repurposed for meanwhile commercial use, project delivery team accommodation and

site welfare facilities, subject to viability and subject to a successful outcome for the masterplan application. A separate planning application will be submitted once there is clarity with the masterplan and with the viability of the meanwhile scheme. Jura House contains just 1 no. remaining tenant, who is sub-letting from a non-resident leaseholder. It is anticipated that the sub tenant will be relocated by November 2023, at which point the already agreed arrangement to acquire the property from the leaseholder can be completed.

- 9.6 Relocation options for phase B residents will include Aberfeldy New Masterplan Phase A and Poplar Riverside, as shown in the diagram below.



- 9.7 Relocation options for phase C existing residents will include new homes in phases A and B and in Poplar Riverside, as set out in the diagram below. Residents of Balmore Close who have been promised replacement houses, if that is what they want, will be able to relocate to planned houses and maisonettes at Lochnagar Street in phase A or maisonettes in Community Lane North in phase B.



- 9.8 The following table maps existing home types to the properties coming forward in future phases / other relocation areas. Options for like for like replacement, to honour the ballot offer, are generally achievable with a few, minor, shortfalls for specific home types.
- 9.9 With the exception of 5-bedroom homes, where there is a shortfall of just 1 unit (and which can be accommodated via the surplus of 6 bed homes), there is a surplus of all home sizes, providing plenty of choice for relocating households and the scope to deal with overcrowding or downsizing needs.
- 9.10 In the very unlikely event that every existing household wishes to relocate into the new development and an exact like for like option cannot be offered, we are confident that the alternative options will be sufficiently attractive and that solutions will be found.

Phase	Block to be decanted	VP date required	1b f gdf fi	1b f upp fi	2b f gdf fi	2b f upp fi	2b m	2b dup	2b house	3b f gdf fi	3b f upp fi	3b m	3b dup	3b house	4b f gdf fi	4b f upp fi	4b m	4b dup	4b house	5b house	6b house
A	Aberfeldy Street	Sep-22																			
	Blairgowrie House	Sep-22			1	4						4	3								
	Jura	Sep-22										4	3								
	Sub total		0	0	1	4	0	0	0	0	8	4	3	0	0	0	0	0	0	0	0
	Possible relocation options	Unit available date																			
AV3	AV3 block G	Sep-21								3	5									1	1
	AV3 block J	Jun-22	1	4	2	3				1	2	2				1	1				
	Sub total		1	4	2	6	5	0	0	1	10	6	0	0	0	1	1	1	0	1	1
	Deficit/ Surplus		1	4	1	2	5	0	0	1	2	2	-3	0	0	1	1	0	0	1	1
	Possible relocation options	Unit available date																			
B	Block to be decanted	VP date required	1b f gdf fi	1b f upp fi	2b f gdf fi	2b f upp fi	2b m	2b dup	2b house	3b f gdf fi	3b f upp fi	3b m	3b dup	3b house	4b f gdf fi	4b f upp fi	4b m	4b dup	4b house	5b house	6b house
	Naam/Abbot/Leven	Mar-24	8	17	1	2	6	9	0	6	32	1	6	0	0	0	3	1	0	0	0
	Sub total		8	17	1	2	6	9	0	6	32	1	6	0	0	0	3	1	0	0	0
	Possible relocation options	Unit available date																			
	Phase A block H	tbc			10	24	2				24						0	6			4
C	Block to be decanted	VP date required	1b f gdf fi	1b f upp fi	2b f gdf fi	2b f upp fi	2b m	2b dup	2b house	3b f gdf fi	3b f upp fi	3b m	3b dup	3b house	4b f gdf fi	4b f upp fi	4b m	4b dup	4b house	5b house	6b house
	Balnore	Dec-26			2							3		19					9	2	2
	Findhorn	Dec-26							3					0					0		
	Kilbrannan	Dec-26					2	7			1		8								
	Heather/Tristie/Taran	Dec-26	1								6	6	8								
D	Sub total		1	0	2	0	2	10	3	0	0	7	8	19	0	0	0	0	9	2	2
	Possible relocation options																				
	Phase B block A1	tbc			26	8					35					8					
	Phase B block A2	tbc			5	6					18	5				2	2				
	Phase B block B1	tbc			7	10					16					1	6				
E	Phase B block B4	tbc																			
	Leven Yard	late '23 earliest																			
	Sub total		0	38	0	24	0	0	0	0	69	5	0	0	0	11	8	0	0	0	0
	Deficit/ Surplus		-1	38	-2	24	-2	-10	-3	0	69	-2	-8	-19	0	11	8	0	-9	-2	-2
	Possible relocation options																				
A-C	Overall		-6	54	2	78	-1	-19	-3	-3	101	1	-13	-19	1	27	12	-1	0	-1	3
	1 bed all types			48																	
	2 bed all types			57																	
	3 bed all types			67																	
	4 bed all types			39																	
6 bed all types																					

## 10.0 Aberfeldy Street Retail Units

- 10.1 The existing Aberfeldy Street is home to 24 retail units housing 15 no. active businesses or community uses.
- 10.2 Relocation packages have been agreed with all original retailers, as part of the CPO (Compulsory Purchase Order) negotiations associated with the extant outline planning consent.
- 10.3 Several new retailers / community uses have been brought in under the current meanwhile scheme.
- 10.4 Poplar HARCA have engaged with all the current operating businesses and community uses to explore the appetite for future meanwhile accommodation during the phase A construction period and to discuss options for maintaining business continuity during this time. Options, including the potential repurposing of Jura House, temporary use of other vacant premises in the area and the introduction of temporary accommodation units are all under consideration.
- 10.5 The position of Aberfeldy Street units and decant options is summarised in the following table:

Aberfeldy St. address	Current Use	Status/Future Plans
25	Original Tenant - Perfect Fried Chicken Restaurant	Relocation package agreed. Relocating to alternative meanwhile location with opportunity to move into permanent new high street once built, agreed in principle.
27	Meanwhile Tenant - The People Speak	Opportunity to relocate to alternative meanwhile location being considered
29	Meanwhile Tenant - Boxing Club	Opportunity to relocate to alternative meanwhile location being considered
31	Original Tenant - Newsagent	Retiring when VP is required. Extinguishment package agreed
33	Meanwhile Tenant - Bike Repair Shop	Opportunity to relocate to alternative meanwhile location being considered
35	Original Tenant - Pharmacy	Relocation package agreed. Business moving to new premises in Aberfeldy phase 3B in Q1 2024
37	Meanwhile Tenant – Digi-barber	Opportunity to relocate to alternative meanwhile location being considered
39	Meanwhile Tenant – Aberfeldy Big Local	Opportunity to relocate to alternative meanwhile location being considered
41	Meanwhile Tenant – More Life Home	Opportunity to relocate to alternative meanwhile location being considered
43	Meanwhile Tenant – Development drop-in centre	Will be closed when VP is required. Facilities for ongoing community engagement to be incorporated into new Neighbourhood Centre in phase 3B, which opened in June 2023

45 - 47	Original Tenant – Cost Cutter grocery	Relocation package agreed. Business to be closed when VP is required
49 - 51	Original Tenant – Culloden Bangladeshi Association	Charity has closed and has vacated the property
53	Original Tenant – Woodwork shop	Business closed. Owner deceased
55	Original Tenant – Chinese Takeaway	Business closed. Extinguishment package agreed
36-38	Original Tenant – AICC Mosque	In principle agreement in place to relocate to converted existing GP premises at 2A Ettrick Street. AfL targeted to be completed by December 2023.
40	Meanwhile Tenant - Boxing Club	Opportunity to relocate to alternative meanwhile location being considered
42-44	Original Tenant – Umar Veg Grocery store	Relocation package agreed and part paid. Originally planning to relocate off Aberfeldy but now would like an opportunity to stay on the Aberfeldy.
46	Meanwhile Tenant - Tailor	Option to relocate to Poplar Works under discussion
48	Meanwhile Tenant – Fitzrovia Noir exhibition space	Opportunity to relocate to alternative meanwhile location being considered
50	Meanwhile Tenant – Tommy Flowers public house	Opportunity to relocate to alternative meanwhile location being considered

- 10.6 The total number of businesses that need to be accommodated in alternative meanwhile space is, potentially, 10. Available and future alternative locations are currently being explored to accommodate this potential need.
- 10.7 The rent strategy for future meanwhile space will be like that in place for the current meanwhile scheme, i.e., an affordable rent ladder that escalates towards more commercial rents in the future, as and when businesses are able to support these.
- 10.8 Any future meanwhile scheme will also benefit from the business support offer currently applied to existing tenants, where needed.
- 10.9 It is hoped that meanwhile businesses can grow to a point where they are sustainable and can relocate to the new high street on, eventually, commercial terms.



## **11.0 Summary and Concluding Remarks**

The decision to extend the Aberfeldy regeneration taken after the extremely positive ballot outcome, remains overwhelmingly supported by residents. The subsequently developed masterplan proposals, established in conjunction with residents and wider area stakeholders, are similarly well supported.

This document sets out the decant strategy and the relocation options that will be available to existing residents who currently reside in the homes that are to be demolished to make way for the new scheme. It also sets out proposals for the existing retailers.

The proposed phasing strategy and approach to redevelopment will allow all residents the opportunity to move only once and stay on the Aberfeldy should they so wish.

Poplar HARCA have given an undertaking to all affected residents to work with them on a one-to-one basis to establish their housing needs and to provide a relocation solution that is tailored to those needs.



ABERFELDY VILLAGE MASTERPLAN