Development update



Issue 2 Summer 25



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

Rochester Riverside Phase 7 is a development of 154 2, 3 & 4 bed houses and 1 & 2 bed flats.

In addition, the development will provide:

- Photovoltaic panels throughout the site.
- Infrastructure in place to add EV charging points.
- Railway station nearby.
- Open green spaces & play area as part of the wider development.

Site activity

Here's what you can expect to see over the coming months:

- Sales and marketing suite located opposite the train station is open and supported by a show apartment, and open show home on parcel 7.
- Completion of apartments Odin House, Calypso House and Cadmus House and further street scenes completed.
- Progression of the RC Frame structure with crane operation adjacent to parcel 3.

Specific item -

- The River Walk will be open from February 2025
- This is a Joint venture development with Hyde Housing Association.

Timeline

- Development Build started in December 2023 with first completion being achieved in March 25.
- The riverwalk was opened for use early in 2025 to enable connection through to the rest of the scheme.
- 4 bedroom Lapwing Show home is now available for viewing from spring 2025.
- Planning Approval was achieved for the next two phases 4&5 in February 2025 for a further 353 units.

Managing agent

- Rochester Riverside Managing
 Agent Ltd have been appointed as
 Managing Agent for the development.
- The Management Company is located at 30 Park Street, London, SE1 9EQ.
- Development companies provide an essential service to ensure housing estates are well maintained – including roads, footpaths & communal green spaces

Ecology

- •We have installed a range of Ecological enhancements across the development including the planting of numerous new trees and planting.
- Bat and Bird nest boxes located throughout the development.
- Bee Bricks located throughout the development.



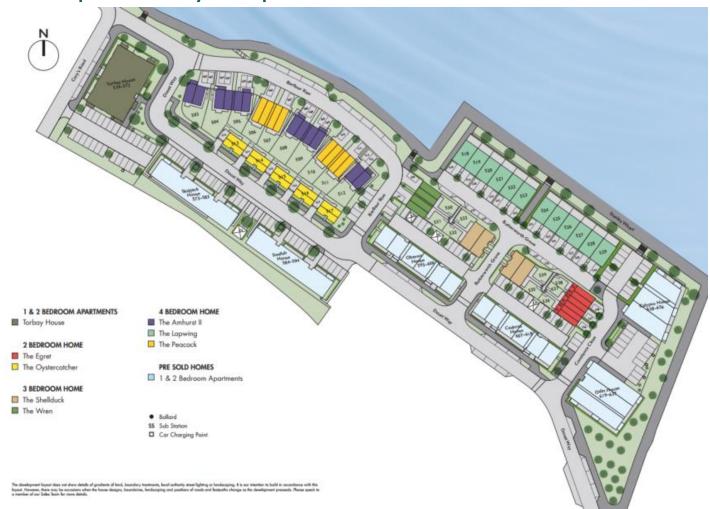




Services

- · Telecoms and Broadband Openreach
- Gas British Gas
- Electric British Gas

Development layout plan



How will the development benefit the local community?

Vistry will also support the local community by contributing over £3,203,261 towards the following areas in phase 7 alone:

River Wall Maintenance £1,392,446

Secondary Schools £848,733

Open Space: £601,083

• Health: £116,432

Community centre: £202,822

• Bird Mitigation: £41,746

Including the previous phases, £7,359,492 has already been contributed with a further £12,410,751 still to be provided in phase 7 and remaining phases.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

