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Ref: Lordship Lane New Homes

Dear Resident

Lordship Lane Estate – New Homes Update

The council remain committed to work with residents on our programme during this period of uncertainty and will follow the advice issued by Central Government as to the precautionary measures and action to take to ensure that residents, staff, and partners are protected from the Covid-19 (Coronavirus) Therefore, we're adapting the way we consult for the foreseeable future to remove unnecessary social contact.

Our long term commitment to building 11,000 new council homes means that the programme for delivery of these homes must continue so that there are new homes that will continue to meet the increasing housing need in our borough.

You will recall that we wrote to you on 6th January 2020 asking for your help in deciding where and how we build new council homes, while making improvements to your estate, that all residents can benefit from. Thank you to all of you who responded and provided feedback and ideas.

The feedback that we have received outlines your concerns about:

- Issues of antisocial behaviour across the estate
- Loss of garages
- Increased density within the wider area
- The current condition of the existing blocks
- Illegal car parking

Suggestions were also made for things that could be done to improve the estate, including ideas such as:

- Security measures such as additional CCTV and estate lighting

- Works to the existing blocks, including external decorations.
- Improved parking signage and enforcement of parking conditions.

We will be working closely with you to explore these further to understand how they can be addressed through the design of the new homes or estate improvements.

The Cabinet Member for Social Regeneration, Great Estates and New Council Homes considered the feedback received and has agreed for further development work to be carried out in order to provide for new council homes and wider improvements to your estate.

We can now move to the next stage. The next stage is about:

- Working with you to develop a community brief for the project. The architects will work to this brief to develop the designs.
- Seeking advice from building consultants on the deliverability of the proposed new homes on the Lordship Lane Estate and how they could be developed

The community brief will be developed with you to ensure the issues and opportunities that matter most to you, about where you live, are at the forefront of what the project achieves.

Over the next coming months we will be progressing with the appointment of the consultants made up of an Architect and Employers Agents, who will be providing the expertise for the design stages of the development process.

We will proactively seek to look at ways to engage the local community in as many aspects of the scheme throughout the design and development of new council homes, we'll make sure you're involved in the most important decisions, and that there are plenty of opportunities for you to have your say. This could be through TRAs (where they exist), individually through, workshops, walkabouts, drop-in meetings and events. We'll also keep you updated through newsletters, on our website, and we'll aim to hold meetings at times that work for everyone.

To ensure you are kept up-to-date with what we are doing we have created a Lordship Lane Estate Consultation Hub at www.southwark.gov.uk/lordshiplaneestate which will be one of the ways in which we communicate with you.

As part of Southwark Council's consultation process we will be setting up a Project Group formed of tenants, leaseholders and key stakeholders. The Project Group will play an important role in overseeing the project through to its completion.

If you are interested in becoming a member of the Project Group whose first role will be to help us develop the Community Brief for the architects, to be ready by mid June 2020 do let me know no later than Monday 11th May by emailing NHDTPHase5consultation@southwark.gov.uk.

I look forward to hearing from you.

Yours faithfully



Rachel Askew
Project Manager