



UPDATE ON THE PROPOSAL FOR NEW COUNCIL HOMES

OCTOBER 2020 – LORDSHIP LANE ESTATE

We're proposing to build new homes on the Lordship Lane estate as part of our commitment to providing more quality council homes across the borough. We've committed to creating 11,000 new council homes by 2043 – a big goal, but crucial if we're going to tackle the housing crisis and ensure our residents have quality homes they can be proud of, now and in the future.

The proposed new development will provide new council homes at council rents. A minimum of 50% of these new council homes will be let to existing local residents in housing need in line with the Council's local lettings policy. This means residents can continue to live near family, friends, and services they currently use. Currently there are 24 households on the Lordship Lane estate on the council housing waiting list, including 12 who are overcrowded. Lordship Lane is one of over 120 infill, rooftop and redevelopment sites we are working on across the borough. A map of these sites can be found on the Southwark website – please see the link at the end of this newsletter.

Alongside the development of new homes, we will carry out estate improvements on the Lordship Lane estate. The plans for the improvements will be based upon residents' ideas and feedback.

LATEST UPDATES

We had received feedback from residents that not enough information had been provided on the project and more residents should have a chance to provide feedback before the project progressed. We held three online open event meetings at the beginning of September to give residents a chance to ask any questions about the project and to share their views.

These meetings were held online using Zoom and were facilitated by an independent tenants' advisor.

In addition, we set up a new webpage on Commonplace with information on the project, survey questions and an interactive map. This also enabled residents to give further feedback on the project and to comment on some of the initial estate improvement ideas.

The feedback from these online meetings, the Lordship Lane Commonplace and initial survey on the consultation hub is summarised below:

Concerns about the proposal to develop new council homes on the estate:

- Loss of existing parking and storage if the garages go
- Loss of privacy and light for neighbouring blocks
- Loss of space and a feeling of 'cramming' more homes into a small area
- More residents which would mean more pressure on parking and traffic
- Lack of resident involvement as not many residents have given feedback
- Questions were raised about consultation and developing plans during the Covid-19 pandemic and whether this is appropriate?
- Is this the best or most efficient way to provide homes?
- Noise and disturbance from construction
- Concerns about fire safety and ensuring that no flammable cladding is used

Hopes for the new development and ideas for estate improvements:

- Provision of alternative storage facilities to replace the garages
- Design and construction should be by companies that promote diversity
- Maintain the character and 'design integrity' of the existing estate.
- Improve security on estate, for example, improved lighting, CCTV and security doors.
- Improved signage and management of the parking system and cars
- Improve and tidy up existing blocks
- Bigger and more recycling bins and facilities for food waste
- A more accessible and usable community food growing area
- Activities for children and young people
- Astro turf football pitch, although this would need to be carefully located so it wasn't an attraction for people outside the estate
- Upgraded and better playground
- Nicer, more attractive and usable landscaping and more trees.
- Electric car charging and better motorbike and cycle parking (lockers)

Wider issues

- Antisocial behaviour, particularly in lifts and stairwells
- Unclear parking and vehicle movement and signage systems
- Blocks in state of poor repair, maintenance, cleanliness
- Lack of access to space to organise youth and community activity
- Lack of activities for children and young people (and elderly people)

It may be possible to address some of these wider issues as part of the estate improvement works, for example, by providing better signage. We will share any issues that fall outside the scope of the project with other teams in the Council. For example, feedback on the condition of existing blocks will be shared with the Major Works team.

NEXT STEPS

We asked residents if they would be interested in joining a Project Group to work on developing the proposals for the new homes in more detail. The Project Group is a number of residents that will work with the Design Team to share their views and provide comments on the proposals as they are developed. A number of residents have put their name forward to join the Project Group.

The first task for the Project Group is to work on the development of the Community Brief. This brief outlines residents' hopes, aspirations and concerns about the new development. It will be used for the appointment of the architect and throughout the design development phase. Project Group members will also be involved in the selection of the architect to work on the project.

The first workshop to work on the development of the Community Brief was held on the 13th October.

This Community Brief will also take into account the feedback on the project that has been provided previously, as outlined above. Working with Project Group members, we will look to provide responses to concerns that have been raised and to refine the ideas that have been suggested to develop plans for the estate improvements that will have the most meaningful and positive impact on the estate.

Once the architects have been appointed we will hold further consultation events and give all residents from across the estate the opportunity to meet the architects and give feedback.

If you have not previously put down your name to be a Project Group member, but are keen to join, please do let us know using the contact details at the end of this newsletter.

KEY DATES AND TIMELINE

October 27th	Community Brief workshop 2
Autumn 2020	Appointment of architects
Winter 2020	Working with residents on the design of the development
Summer 2021	Planning submission
Autumn 2021	Planning approval
Spring 2022	Appointment of contractor
Spring 2022	'Meet the contractor' event for residents
Winter 2023	Building completed. Residents move into their new homes

Please note, these are indicative dates and subject to change.

CONSULTATION DURING THE COVID-19 PANDEMIC

We remain committed to ensuring we consult with you throughout the design and development stages of the proposed new council homes. We want to make sure of you are involved in the most important decisions as we progress.

For the time being as a result of the current Covid-19 situation, we are following the social distancing directive from Central Government and so are unable to hold meetings or to carry out consultation in-person. This means that meetings will be held online via video calls and information and feedback can be given via the Commonplace website (please see link below).

If you do not have access to the internet or would like to provide feedback in a different way, please let us know or feel free to give us a call to discuss the project with us in more detail. You can arrange a call with us at a convenient time that works for you. We can also send information and material to you by post.

If guidance changes and we are once again able to hold meetings, we will consult with residents about their preferred method of communication and consultation.

KEEP UPDATED ONLINE

The link to access the Lordship Lane Commonplace page is: <https://lordshiplane.commonplace.is>

The link to access the map of new homes sites on the Southwark website is:
<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/map-of-new-council-homes-sites>

YOUR CONTACTS

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[SOUTHWARK.GOV.UK/HOUSING/NEW-COUNCIL-HOMES](https://www.southwark.gov.uk/housing/new-council-homes)