



Penry Street new homes update

October 2019

Your quarterly update about the development of new homes on Penry Street

What you need to know:

We're building new homes on Penry St 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.

We're building 24 homes and three retail spaces on Penry St as a way to improve the area for all residents, as well as provide new homes.

These new homes will be built on the site of the former petrol station at the corner of Penry Street and Old Kent Road, and will provide:

- A five storey mixed use building comprised of three retail spaces on the ground floor, 24 flats with cycle parking at ground level, garden areas and roof garden
- Thirteen social rented homes and eleven private sale homes

Works will take place in two phases between early 2020 and 2022:

1. Enabling works, which will include demolition and some intrusive surveys
2. Main construction works

Timeline

Autumn 2019	Contractor appointed for the enabling works
Early 2020	Meet the enabling works contractor event Demolition starts, including removal of tanks
Summer 2020	Contractor appointed for the main construction works Meet the main works contractor event Construction starts
2022	Construction ends

Latest updates

We're currently finalising the design for the new homes before submitting the amended design for planning permission. The amended design will include an upgrade to the winter garden, openable windows, more efficient heating, and hot water systems.

We're in the process of appointing a contractor for the enabling works. Prior to this, we'll continue to undertake further surveys to speed up the design process.

We have appointed a party wall surveyor to deal with boundary related matters, and will soon send an update to some of the site's neighbouring properties. We will also host a general event for the local community after a contractor for the enabling works has been appointed.

The contractors we appoint will adopt the considerate constructor scheme to ensure noise levels and any other inconveniences are kept to a minimum.

Working with you

It's really important to us that we work with residents when we create new homes in Southwark.

As part of creating new homes on Penry St, we'll be sending you quarterly updates and holding open meetings at key stages of the development.

Contact us

If you'd like to know more or have any concerns or questions, please contact:

Jacqueline Flynn - Jacqueline.Flynn@southwark.gov.uk / 0207 525 3208