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Leroy Street garages – 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.

To ensure you are kept up-to-date with what we are doing we have created a Leroy Street garages Consultation Hub at;

www.southwark.gov.uk/leroystgarageproposedhomes

This will be one of the ways in which we communicate with you.

You will recall that we wrote to you on 23rd September 2019 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 responses from residents include concerns around:

- Loss of parking and garages
- Area is too small for new development
- Congestion and loss of day light to existing dwellings
- Impact on services
- Noise, dust and disruption during construction

We also received opportunities for estate improvements such as:

- Investing into repairs of existing blocks
- General safety and security
- Bike storage area, open green spaces and landscaping
- Lighting for safer streets
- Improved waste disposal strategy, and

- Better cleaning of the estate.

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:

- Developing a community brief for the project that the architects will work to with you
- Seeking advice from building consultants on the deliverability of Leroy Street garages and how it could be developed

The community brief will be developed with you to ensure those issues and opportunities that matters 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.


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 **21st May 2020** by emailing

NHDTPhase5consultation@southwark.gov.uk.

I look forward to hearing from you.

Yours faithfully



Kenny Okuboyejo

Project Manager