



# Lordship Lane Estate

## New Council Homes

Update and further information on the proposal and process

# Building New Council Homes on the Lordship Lane Estate

## The Proposal

The proposed site for the development of new homes on the Lordship Lane estate is the garages next to Maxwell Court. This site area can be seen within the red line on the map below. The new homes will be council homes at council rents.



We are not looking to build on any areas of green space on the estate or to redevelop any existing blocks. The T&RA have provided feedback suggesting that these garages are in poor condition and a target for anti-social behaviour. Through the development of new homes in this area, we will work with residents to tackle these issues and provide additional improvements alongside the new homes.

Throughout the consultation stage we will work with you to identify ideas for estate improvements that can be delivered as part of the project. The initial ideas that have been suggested for estate improvements by both the T&RA and residents as part of the consultation in January 2020 are:

- Works to the existing blocks such as replacing windows, new floor coverings and external decorations
- Providing replacement storage space
- More lighting
- Security measures such as CCTV
- Improved signage and enforcement of parking conditions
- Astroturf football pitch
- A collective food growing project

## What this means for you

The development of new council homes will help to meet the acute housing need across the borough and contribute towards the overall target to develop 11,000 new council homes across Southwark.

We will operate a local lettings policy. This means at least 50% of the new homes will be let to tenants from the estate that are in housing need, for example, residents that are overcrowded and in need of larger accommodation. There are 19 households from the Lordship Lane Estate in housing need, with 9 of these due to overcrowding.

In addition to the development of new homes we will also carry out improvements to the estate that all residents can benefit from. The ideas for these estate improvements will be developed by you and the process for this is outlined in further detail below. We will also work with other teams from across the Council on any ideas or improvements that may be delivered by these teams. Major works are due to be carried out across the estate and we will work with this team to share your feedback regarding these items of work, for example, external decorations to existing blocks.

We are setting up a Project Group who will work with us throughout the life of the project and help us make important decisions. We encourage you to join to play an important part in developing the proposals for your estate. By being involved you will:

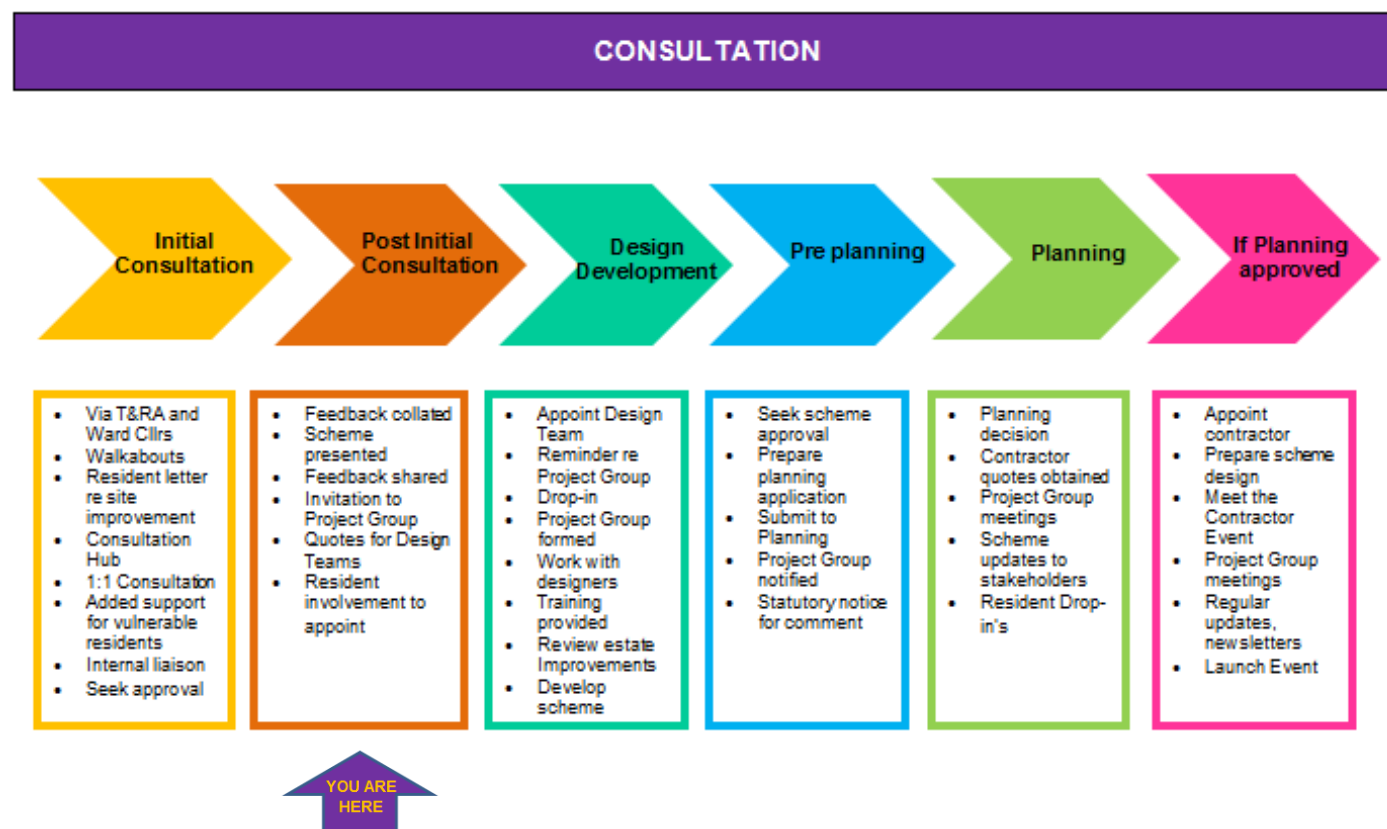
- Tell us what matters most to you about improving where you live
- Be a member of the project group
- Sign off designs at each stage of design development
- Attend drop-ins and meetings
- Have a genuine say in how the scheme will develop
- Influence how the scheme fits in with the existing estate
- Get involved in your local community and meet new people
- Learn about architecture, design and the planning policy process

## The Process

The proposal to develop new council homes on the garage site has received initial approval from the Cabinet Member for Social Regeneration, Great Estates and New Council Homes. This means we can start the design process, developing ideas for the site and work towards appointing the consultant team which will help move the project forward, consisting of an Architect and consultants known as Employers Agents.

We are still at a very early stage in the process and there will be plenty of opportunities for you to share your views and suggest ideas. If you feel unable to join the Project Group currently, you can get involved at any stage of the project.

The flow chart below outlines the stages of consultation throughout the life of the project. The 'Initial Consultation' stage was carried out in January and we are now in the 'Post Initial Consultation' stage as shown in the image below.



## Next Steps

We received feedback from residents in response to the survey in January 2020 and several residents have already expressed an interest in joining the Project Group, however, a number of residents have also expressed concerns about the project and the consultation process. To help address these concerns and to enable as many residents as possible to share their views, we have arranged a number of additional opportunities for you to provide feedback and ask any questions. These are:

- We have set up an online survey on Commonplace. This is another opportunity for you to provide feedback on the idea of developing new council homes on your estate and for you to suggest ideas for estate improvements. This survey can be accessed using the link below, please type this address into the address bar of your web browser:

**lordshiplane.commonplace.is**

The questions in this survey ask:

- Whether you agree with the principle of developing new council homes on the Lordship Lane estate?
  - If you agree with the previous suggestions for estate improvements and if you have any other ideas?
- Due to current restrictions and government guidelines regarding Covid-19, we are unable to meet in person to discuss the project, however we will be holding a number of online video calls in place of an open event or meeting. We understand that this is not the same as meeting in person, but hope that this will give you the opportunity to let us know your thoughts on the project and share your views. These meetings will be held using the Zoom online video calling service on:
    - **Tuesday 1<sup>st</sup> September** at 10.30am – 12 noon and 6pm – 7.30pm
    - **Thursday 3<sup>rd</sup> September** at 6pm – 7.30pm
  - The content of each meeting will be the same and so you only need to attend one of these meetings. Please get in touch if you would like to attend, letting us know which time you would like to join. We will then send you the instructions for how to join. You can let us know by contacting us using the details below:
    - Email: [NHDTPHase5consultation@southwark.gov.uk](mailto:NHDTPHase5consultation@southwark.gov.uk).
    - Phone: 020 7525 1801 or 07984 228 291.

We're keen for as many residents as possible to get involved and so please do also get in touch if you are interested in becoming a Project Group Member.

Following these meetings and the survey on commonplace, we will review all of the feedback we have received so far. This feedback will be used in the preparation of the Community Brief. We will then assemble the Project Group to work on the development of the Community Brief. This Brief will outline your ideas for the estate, the new homes and how they should be delivered. The Brief will be signed off by the Project Group before it is used. The architects will be required to respond to this brief as part of the criteria of assessing their ability to deliver the scheme and it will be used to inform the development of their designs for the site.

Due to current restrictions regarding Covid-19, it is anticipated that these initial Project Group meetings to develop the Community Brief will be held virtually. Future meetings and consultation will be held in accordance with the latest government guidelines and the preferences of Project Group members.

If you would like a hard copy of the survey or require information in larger font, please let us know using the contact details below and this can be posted to you. Alternatively, if you would like to discuss your answers with us over the phone, please let us know and we can arrange for someone to call you at a convenient time.

If you have any questions, want to provide any additional comments or would like to join the Project Group, please let us know by sending an email to: [NHDTPHase5consultation@southwark.gov.uk](mailto:NHDTPHase5consultation@southwark.gov.uk).

Or giving us a call on: 020 7525 1801 or 07984 228 291.

If you require this document in large print or other languages please contact:  
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