



Old Peckham Library

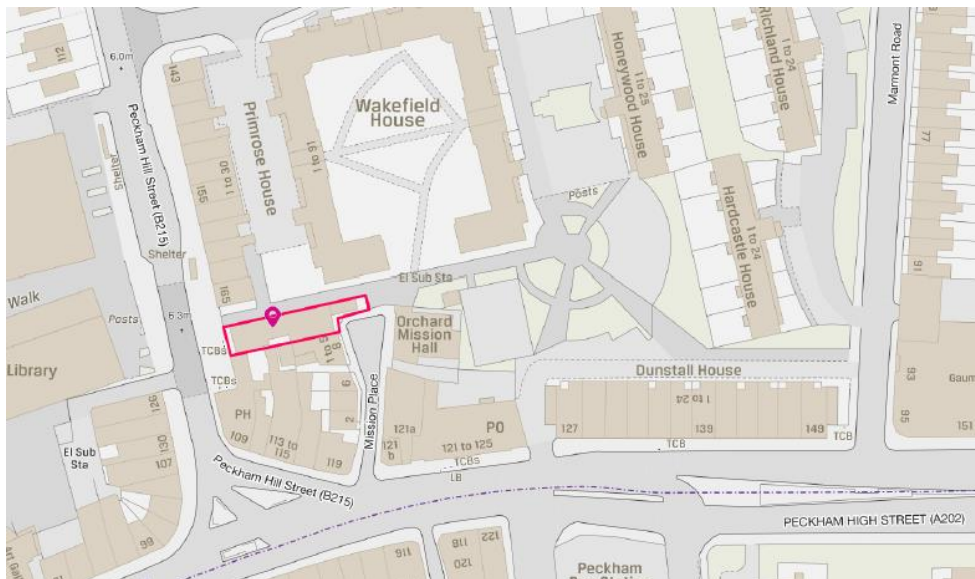
New Council Homes

Update and information on the proposal and process

Building New Council Homes at Old Peckham Library

The Proposal

It has been proposed to develop new council homes and community space on the proposed site of the former local library building. The site is located on the edge of the Oliver Goldsmith estate. The development will include a community space on the ground floor and in addition provide new council homes at council rents on the floors above. The area to be redeveloped can be seen on the map below:



Southwark are working with Pecan, a local Peckham based charity, to develop community space on the ground floor of the proposed block. Pecan have provided initial ideas for how they would like to use this space, its function and the potential users.

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.

Working with Pecan we will develop a community space as part of this new block. This will be a space that residents from across the estate can also use and benefit from. In addition, the design team will work to integrate the new block into its surroundings to connect it to the nearby buildings and wider estate.

We will set up a Project Group who will work with us throughout the life of the project and help us make key decisions. We encourage you to join the Project Group as it plays 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
- 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 area
- 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 at Old Peckham Library 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. Once the Design Team have been appointed they will start to analyse the site and produce initial ideas for the proposed development. We will then start to work with the Project Group and Pecan to review these ideas, provide feedback on the proposals and work on the further development of the designs. You can get involved and join the Project Group at any stage of the project.

Next Steps

The next step is the appointment of the design team, including the Architect and Employers Agent. We will then set up the Project Group to enable you to get involved in the project. If you would like to join the Project Group, you are welcome to let us know now, but we will also write to you nearer the time with further information on how to join.

We want to ensure you're able to provide feedback at any stage of the project and you are able to do this either through your Tenants and Residents association or you can contact us directly.

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

If you would like to join the Project Group, please let us know by sending an email to:
NHDTPhase5consultation@southwark.gov.uk.

Or giving us a call on: **07984 228 291**

If you require this document in large print or other languages please contact:
NHDTPhase5consultation@southwark.gov.uk