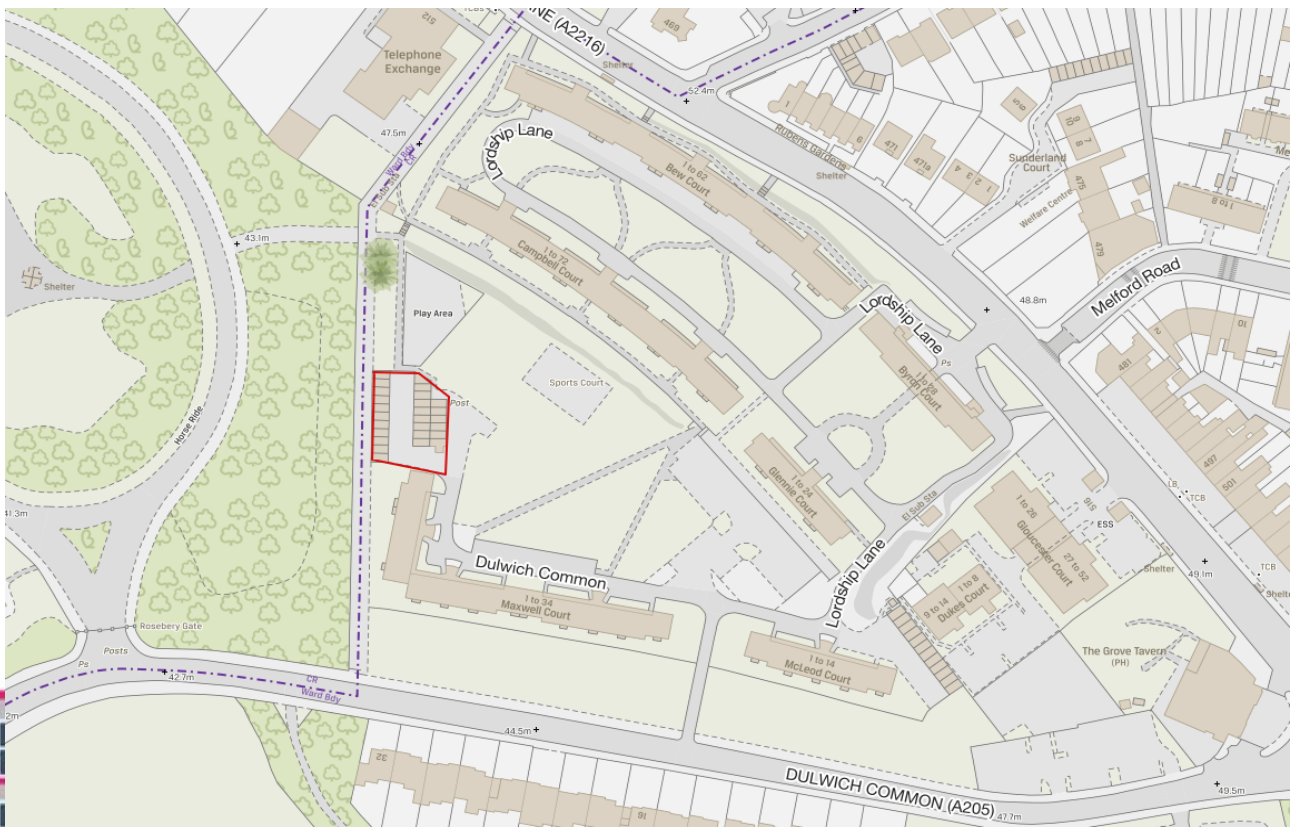


11,000 new council homes

Lordship Lane Estate Site Plan

This map shows the area of the site approved to provide new Council homes



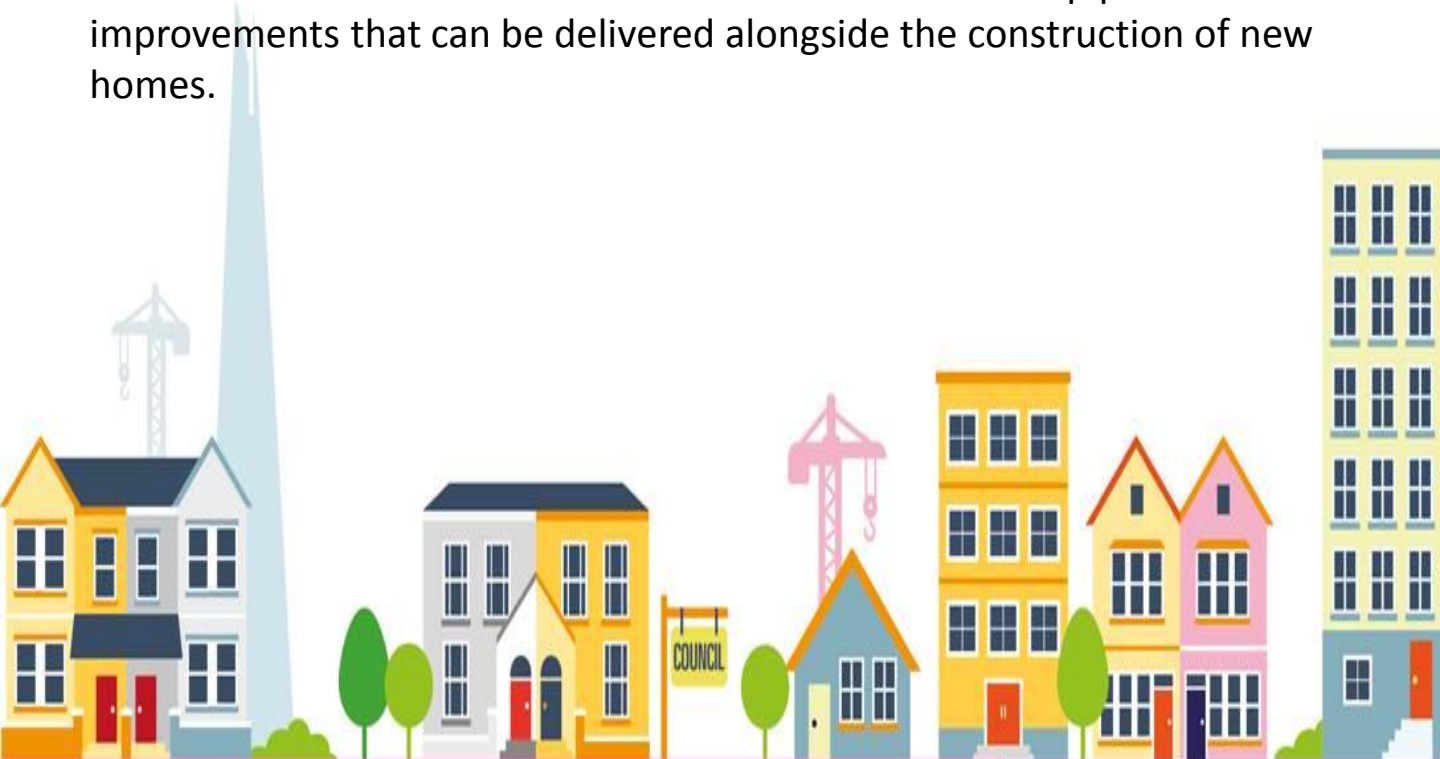
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Lordship Lane Estate

The proposed development site is the area currently occupied by garages adjacent to Maxwell House on the Lordship Lane Estate.

This site has been approved for the proposed development of new council homes. This is part of our commitment to help make lives better in the borough by building 11,000 new council homes by 2043.

We will work with you to develop designs for this site that take into consideration the context of the local area and to develop plans for improvements that can be delivered alongside the construction of new homes.



11,000 new council homes

Our commitments

- We are committed to building 11,000 new council homes across Southwark by 2043
- Of these, 2,500 will be delivered by 2022
- There are currently about 10,000 households on the housing waiting list and 2,000 families are in temporary accommodation
- The Lordship Lane Estate garage site is one of 80 sites across the borough that the council is currently developing for new council homes
- Under our local lettings policy, a minimum of 50% of the new council homes will be for local tenants in housing need

Why we're making them

- A shortage of affordable housing is a top concern for our residents
- The population of our borough is growing
- To help meet the housing needs of future generations
- To provide opportunities and strengthen communities



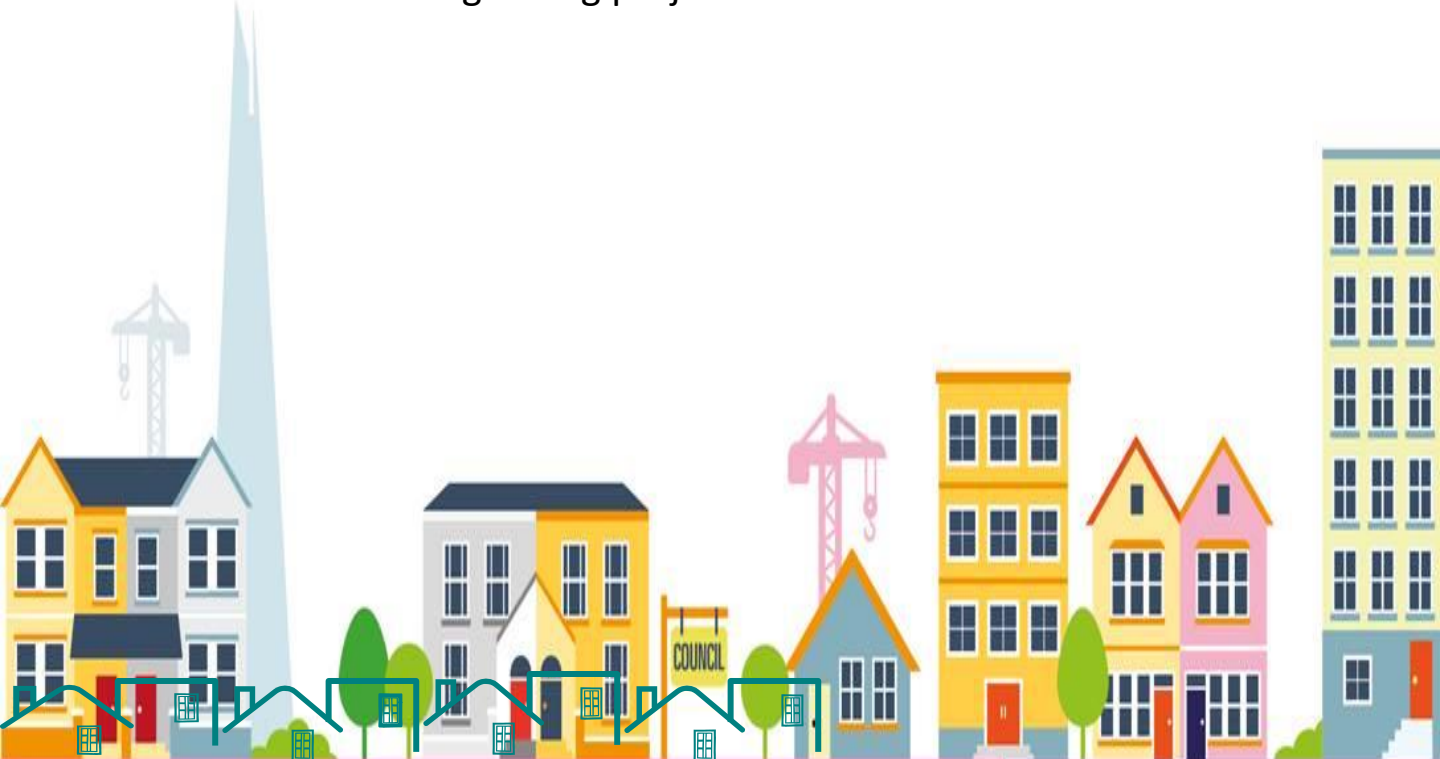
11,000 new council homes

Your feedback

The consultation hub closed on 27th January 2020 and your feedback from is summarised below :

Question – How could we improve your estate?

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



11,000 new council homes

Your feedback (cont'd)

Question – Where on your estate could we build new council homes?

- Some residents suggested that there was no space on the estate to build new homes
- Other residents suggested that the garage areas would be a good site for new homes

Question – Please tell us about any issues you have on your estate

- Antisocial behaviour and noise created by the various activities on the estate
- Lack of activities for young children
- Illegal parking



11,000 new council homes

Our Feedback to your comments

We value the comments we received from you and hope that our feedback below will answer some of your questions.

1. Site Area

The proposed site for new homes is the area of garages adjacent to Maxwell House.

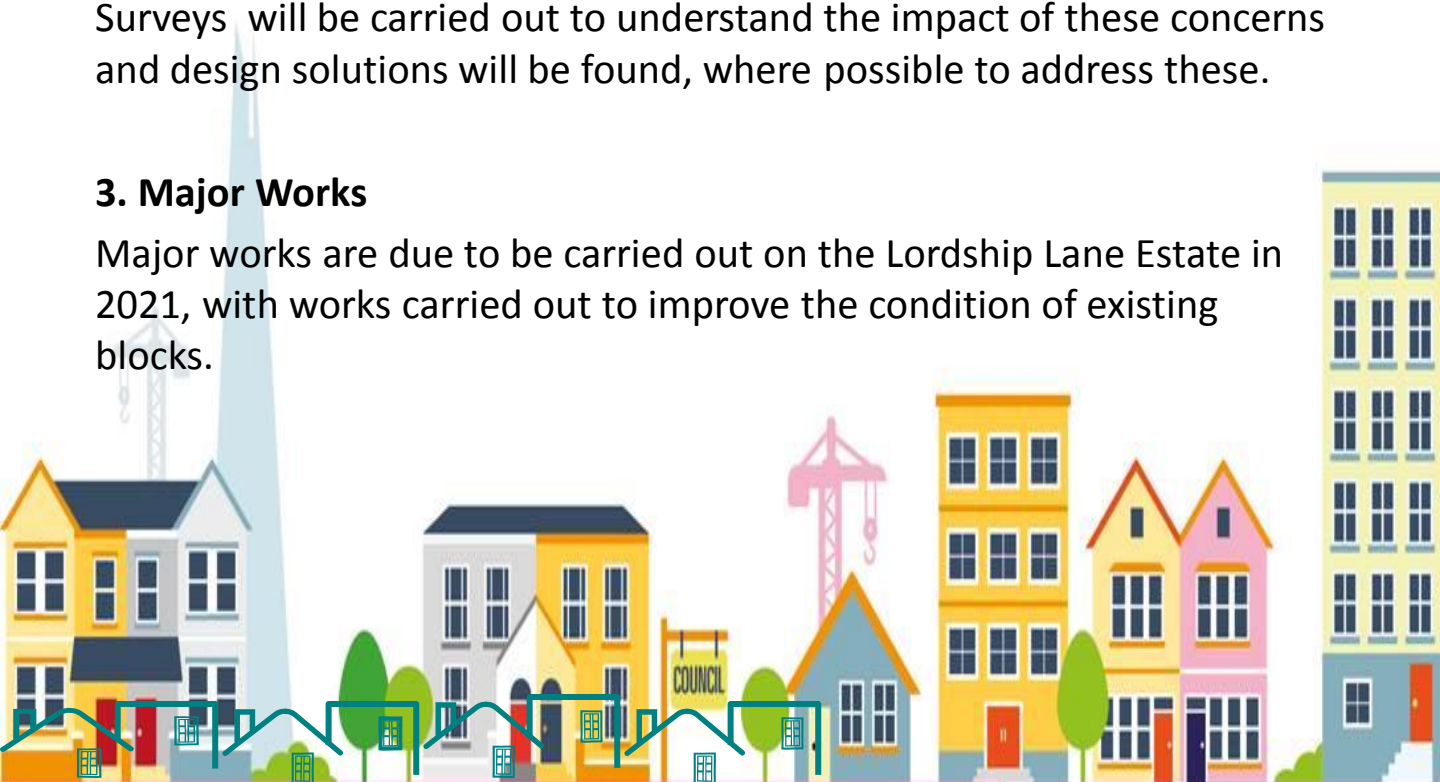
2. Design

We will address how high the building will be, overlooking, landscaping and access to the new homes through the design development stage.

Surveys will be carried out to understand the impact of these concerns and design solutions will be found, where possible to address these.

3. Major Works

Major works are due to be carried out on the Lordship Lane Estate in 2021, with works carried out to improve the condition of existing blocks.



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Our Feedback to your comments

4. Parking

As part of the design development phase a parking and transport survey will be carried out and a transport statement will be submitted as part of the planning application. This will review the existing and proposed conditions and outline any additional measures that may need to be put in place. The proposed new homes will also be 'car free'. This means future occupiers of the proposed development will be prevented from applying for a parking permit and will not be able to park on the estate.

5. Antisocial Behaviour

During the design development phase we will work with the project group to consider options for estate improvements and measures that may help to reduce antisocial behaviour. We will work with you to ensure that any measures meet the needs of the children and young people on the estate.

6. Improvement Ideas

Thank you for all your ideas for possible estate improvements, such as lighting, CCTV and a food growing project . During the design phase we'll work with the Project Group to develop these ideas in more detail.



11,000 new council homes

How we will consult with you

Consultation

We remain committed to ensuring we consult with you throughout the design and development stages of the 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 plan to carry out our consultation online and via our consultation hub at:

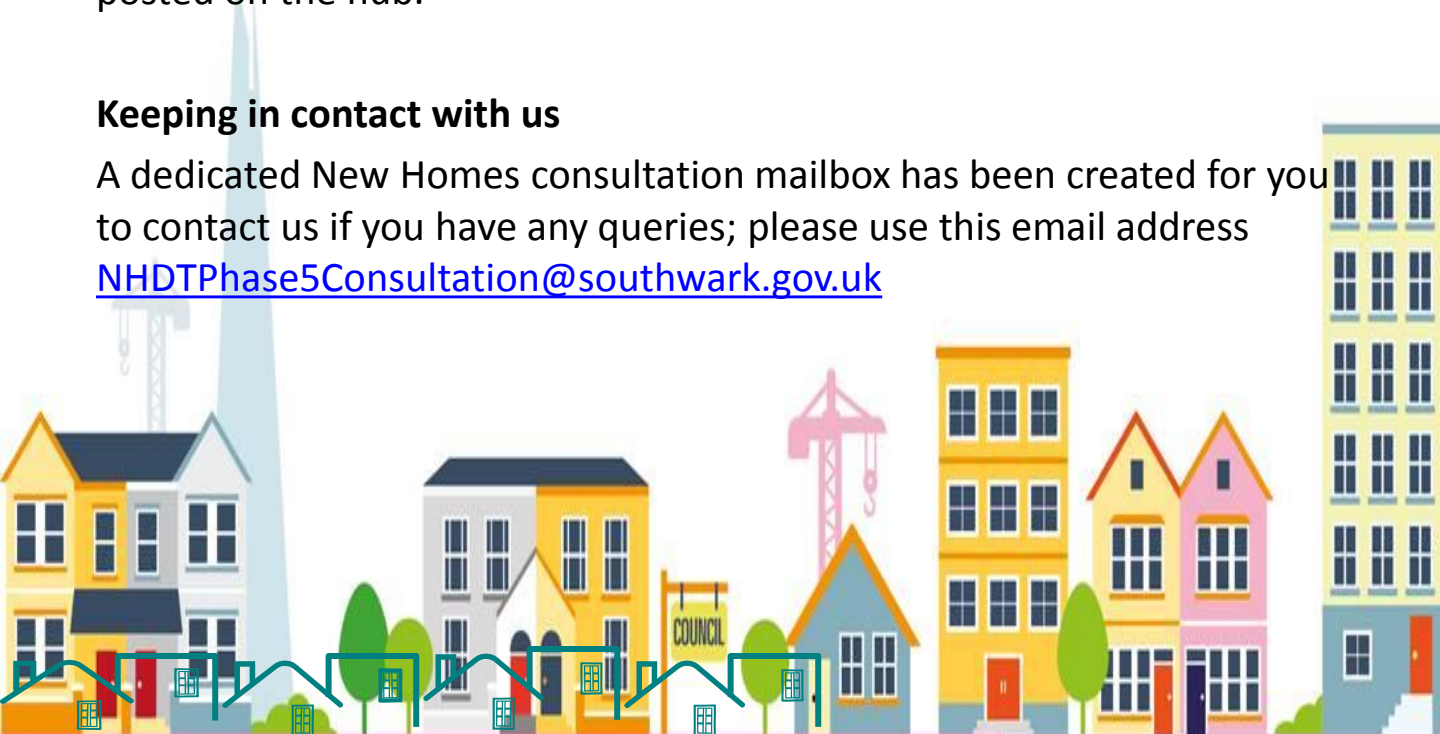
www.southwark.gov.uk/lordshiplaneestate

From now on, we will keep the hub permanently open and all our newsletters, general notification and updates on this project will now be posted on the hub.

Keeping in contact with us

A dedicated New Homes consultation mailbox has been created for you to contact us if you have any queries; please use this email address

NHDTPhase5Consultation@southwark.gov.uk



11,000 new council homes

Indicative Next Steps

Summer 2020	Resident Project Group set up
Autumn 2020	Appointment of design consultants
Winter 2020	We'll work with residents on the design of the development
Spring 2021	Planning submission
Summer 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

