

UPDATE Priory Court Drop in November 2020

As you will be aware the council are proposing to build new homes at Priory Court. Two drop in events were held on 2nd November and 5th November 2020 via Zoom to introduce the Architects and Employers Agents (the design team) who will help develop the proposals for the new homes.

The design team delivered a short presentation which is available on the council's website here <https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/peckham-rye/priory-court>. At the drop-ins residents raised a number of observations and concerns which were addressed during the meeting. However to ensure that all residents are aware of the questions and answers we have provided a summary of these below:

Concern that the council will impose development on the green space which residents feel is a genuine community benefit.

The council and appointed architects believe that there may be a solution that allows homes to be built on the green while being able to retain a significant proportion of open space. The design team would work in conjunction with the project group to explore this. However if the majority of residents living on the estate do not want the green space developed on because it will become unusable as recreation space the option to build new homes will not proceed.

Garage occupiers are apprehensive about new development that removes storage space for businesses currently utilising them. There is concern that garage occupiers will not be given adequate notice to vacate if the development goes ahead.

All garage owners will be included in estate correspondence regarding this development and will be given adequate notice pre and post planning on vacating the garages. In addition the council's garage team are aware of the proposed new development and can be contacted if occupiers would like to seek alternative accommodation.

<https://www.southwark.gov.uk/housing/garages/contacting-us>

Residents are concerned that they will not be kept up to date with information on the new development during Covid-19 restrictions due to the council using remote internet based services to interact and consult.

The council has had to adapt to new ways of communicating with residents and stakeholders during the pandemic. We do rely on Zoom and other web based tools to hold mass events that allow us to speak with residents.

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We are however aware that as a communication tool there are limitations to who we can reach. We will continue to be accessible via telephone and email. Direct lines for officers dealing with this site are included on correspondence and we are happy to post consultation materials to residents on request. We will also endeavour to update notice boards and install new where feasible.

We are extending the pre-planning consultation stage for these new homes so we have more time to ensure we reach as many local residents as possible.

Residents are concerned about the loss of the Tenants and Residents (T&RA) hall as a community resource.

The T&RA hall is currently being used by Little Village, a charity that provides children's clothes and equipment to those in need. We will however endeavour to assist in finding a new home for Little Village.

The hall had not been in use for some time before this. We will continue to listen to residents' views about a community space to fully understand how residents might use such a facility.

Residents and neighbours feel they have not been adequately consulted through the process.

The council wrote to residents on 13/02/2020 informing residents that the scheme approval to proceed to the initial design stage. Initial consultation on the proposed new development concentrated on those living directly on Priory Court to gauge their views on adding new homes to their estate and draw out estate improvement ideas from those living in the block.

Residents of Priory Court were invited to join a project group with leaseholders and tenants of the block joining this group to develop a Community Brief for the architect with an Independent Tenant and Resident Advisor. This brief informed the architect of the main priorities for residents of the estate when incorporating new development and estate improvement. At this stage we have extended the pre-planning consultation to neighbours and other potentially affected residents.

Architects have been appointed to work on this and the development is moving ahead swiftly.

Architects have been appointed by the council to take this site up to planning. Part of the selection process requested by councillors to keep the project group included in the process allowed members of the project group to interview potential architects. Cotterell and

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Vermuelen have been appointed as architects for this site. Based on the Community Brief and feedback from this drop in event they will sketch some preliminary designs that address the concerns raised. This will be form the basis of the decision making process on how to take the new homes proposals forward.

Residents asked how allocations will be made for new homes.

All the homes on this site will be for council rent with 50% of new lets going to those living on the estate and surrounding area in housing need. Our allocations colleagues will update us throughout on current housing need to ensure we capture the most up to date information.

How can we join the project group?

There is still time to join the project group, we do usually restrict this to a manageable number (under 12) please contact Khang Le on 07395 854 757 or email the New Homes email

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