



UPDATE ON THE PROPOSAL FOR NEW COUNCIL HOMES

JANUARY 2021 – LOMOND GROVE

We're proposing to build new council homes on Lomond Grove as part of our commitment to providing more quality council homes across the borough. We've committed to creating 11,000 new council homes by 2043 – a big goal, but crucial if we're going to tackle the housing crisis and ensure our residents have quality homes they can be proud of, now and in the future.

The proposed new development will provide new council homes at council rents. A minimum of 50% of these new council homes will be let to existing local residents in housing need in line with the Council's local lettings policy. This means residents can continue to live near family, friends, and services they currently use. Lomond Grove is one of over 120 infill, rooftop and redevelopment sites we are working on across the borough. A map of these sites can be found on the Southwark website – please see the link at the end of this newsletter.

Alongside the development of new homes, we will also be looking to carry out additional landscaping works, replanting trees and improvements to the play area in front of 1-47 Caspian Street.

LATEST UPDATES

We have carried out a number of surveys to find out more information about the proposed site area. We have carried out a survey on the utilities and services running underneath the site and dug trial pits to find their exact location.

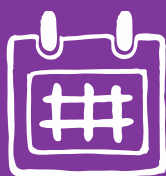
We have also carried out investigations into the ground conditions which will help to inform the structural design of the block.

We have held meetings with Project Group members and their feedback has helped to inform the design proposals. For example, trying to replant as many trees as possible within the site.

A Landscape Architect has been appointed to develop designs for the landscaping around the proposed new block and wider landscaping to enhance the local area. We are at an early stage in developing the landscape designs.

We have had a planning 'pre-application' meeting with the Planners. The scheme was generally well received but they did give feedback on some areas of the design we need to develop further.

KEY DATES AND TIMELINE



TIMELINE

Early 2021	Project Group meeting
Spring 2021	Virtual consultation to show final design, for all residents on the estate Planning submission & decision
Winter 2021	Meet the Contractor event Opportunity for residents & project group to ask questions and information about the works that will be starting on site.
Spring 2022	Construction work starts on site

Please note, these are indicative dates and subject to change.

NEXT STEPS

The next steps as part of the design development will be to:

- Carrying out a number of remaining surveys on site
- Developing some of the more technical aspects of the design such as the heating and energy strategy
- Develop the designs for the landscaping in more detail and work with residents on proposals for the improvements to the play area
- Work with teams in the Council to get their feedback on the proposals, for example, feedback from Building Control and Fire Safety teams.
- Hold another Project Group meeting in early 2021

CONSULTATION DURING THE COVID-19 PANDEMIC

We remain committed to ensuring we consult with you throughout the design and development stages of the proposed 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 so are unable to hold meetings or to carry out consultation in-person. This means that meetings will be held online via video calls.

If you do not have access to the internet or would like to provide feedback in a different way, please let us know or feel free to give us a call to discuss the project with us in more detail. You can arrange a call with us at a convenient time that works for you. We can also send information and material to you by post. If guidance changes and we are once again able to hold meetings, we will consult with residents about their preferred method of communication and consultation.

GREAT ESTATES PROGRAMME

Southwark's 2018-2022 Council Plan includes commitments to launch a Great Estates Programme, which guarantees that every estate is clean, safe and cared for, and to give residents the tools to improve their estate. The Elmington Estate is one of 7 pilot estates that form part of this project.

We conducted online workshops with residents on the Elmington Estate where key issues and problems were highlighted. If you would like to add your comments, please go to <https://elmingtonestatemap.commonplace.is>. The next stage is to work with residents to come up with proposals to address these concerns.

As part of the Programme residents have been supported by our Community Gardening Coordinators to start the Elmington Community Gardens group. The group have developed several proposals including an orchard, rejuvenation of planting and a polytunnel to propagate plants for the estate, which are currently out for consultation with residents, <https://www.instagram.com/elmingtoncommunitygardens>

KEEP UPDATED ONLINE

More information can be found on the Southwark website here:

<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/camberwell-green/lomond-grove>

The link to access the map of new homes sites on the Southwark website is:

<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/map-of-new-council-homes-sites>

YOUR CONTACTS

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