



## UPDATE ON THE PROPOSAL FOR NEW COUNCIL HOMES

### DECEMBER 2020 – SLIPPERS PLACE

We're proposing to build new council homes on Slippers Place 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. Slippers Place 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 landscaping works around the area at the base of the block, provide new cycle storage on the estate and potential works to the garages.

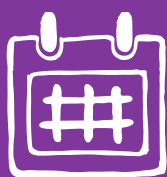
## LATEST UPDATES

We have received agreement in principle from Thames Water to build over the sewer running underneath the site following their review of our technical application. We are now working with Thames Water on the legal agreement in relation to this.

Meetings with Project Group members were held in October and December 2020. At these meetings we have discussed proposals and make amendments to the designs based upon resident feedback, for example, the proposed location of trees, reducing the amount of glazing and size of some of the windows and the removal of proposed benches.

We have carried out surveys on site, for example, noise monitoring to help inform the planning application.

## KEY DATES AND TIMELINE



### TIMELINE

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

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

## NEXT STEPS

We will be finalising the designs for the proposed new development to develop a planning application. To do this we will be:

- 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
- Showing the proposals to all residents on the estate and giving the opportunity for all residents on the estate to provide feedback

## 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.

## 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/north-bermondsey/slippers-estate>

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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[SOUTHWARK.GOV.UK/HOUSING/NEW-COUNCIL-HOMES](https://www.southwark.gov.uk/housing/new-council-homes)