



## UPDATE ON THE PROPOSAL FOR NEW COUNCIL HOMES

### DECEMBER 2020 – FENWICK ROAD

We're proposing to build new council homes on Fenwick Road 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. Fenwick Road 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 carry out some improvements to the area surrounding the development site. We have already received some great suggestions from residents for works that could be carried out, for example, improvements to the bin storage and communal garden at the back of 55-77 Fenwick Road. The plans for the improvements will be based upon residents' ideas and feedback.

## LATEST UPDATES

We held an open event on 4<sup>th</sup> October for local residents to meet the project team. Residents met with the architect's from Stolon Studio and the employer's agents from Potter Raper.

Stolon Studio provided a presentation of the character, appearance, constraints of Fenwick Road and they shared some early thoughts about the design of the building and the shared garden.

Potter Raper outlined their roles and responsibilities whilst working on the project, for example, preparing tenders for contractors and ensuring that the project is achieved within the specified time frames.

Following the open event we asked residents if they would be interested in joining a Project Group to work on developing the proposals for the new homes in more detail. The Project Group has now been formed and is made up of 10 residents.

The first project meeting was held on 4<sup>th</sup> November. The Project Group will be working with the architect to share their views and provide comments on the proposals as they are developed.

## KEY DATES AND TIMELINE

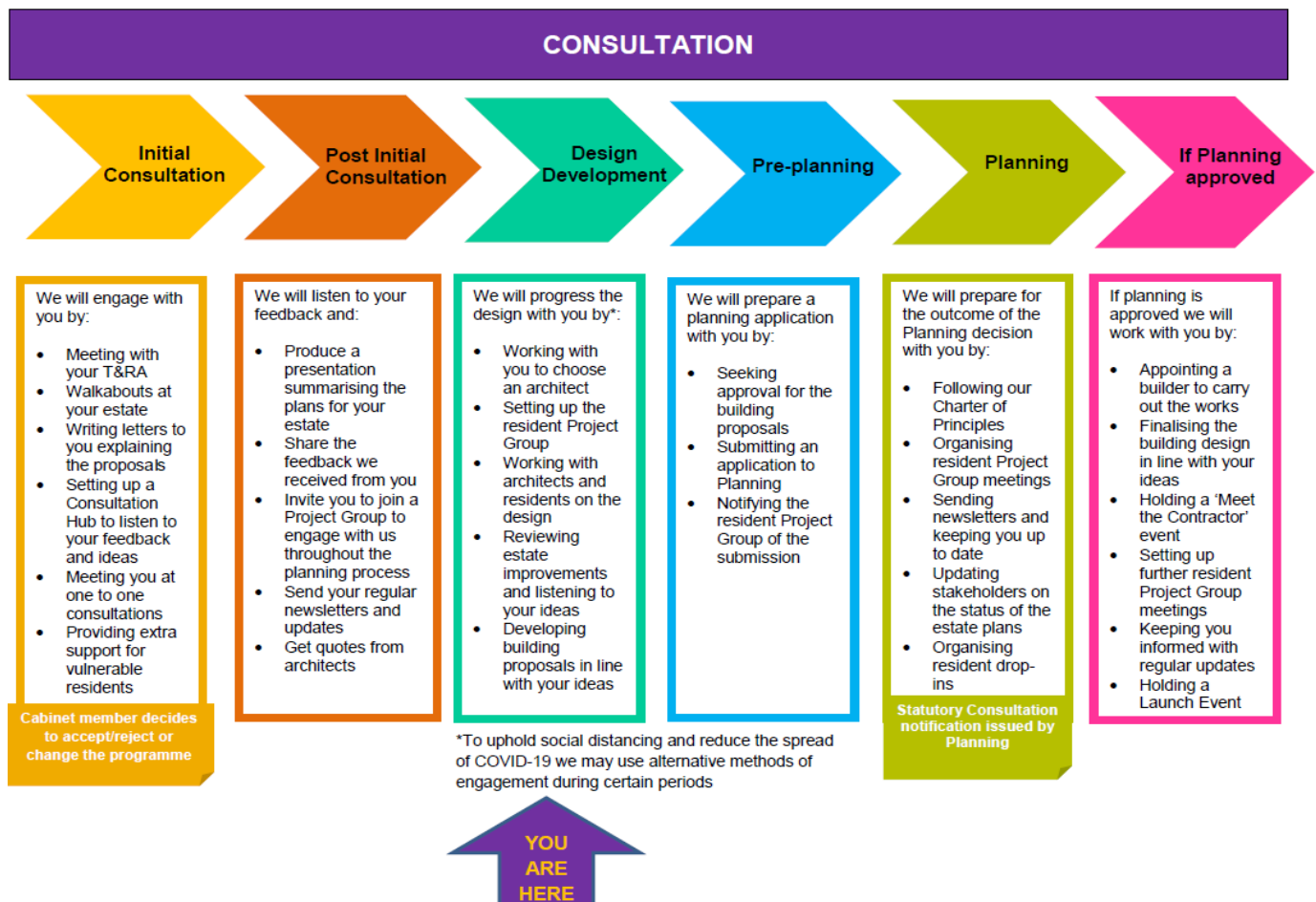
<b>Winter 2020</b>	Working with residents on the design of the development
<b>Summer 2021</b>	Planning submission
<b>Autumn 2021</b>	Planning approval
<b>Spring 2022</b>	Appointment of contractor
<b>Spring 2022</b>	'Meet the contractor' event for residents
<b>Winter 2023</b>	Building completed. Residents move into their new homes

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

## NEXT STEPS

Stolon Studio will be presenting the first design stage of the proposed development to the Project Group on at the next Project Group meeting. The Project group will feedback their comments to Stolon Studio and a review will take place for the second design stage.

Please find below our graph which shows that we are at the Design Development stage.



## 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 and information and feedback can be given via the Commonplace website (please see link below).

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.

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### KEEP UPDATED ONLINE

The link to access the Fenwick Road Commonplace page is: <https://Fenwickroad.commonplace.is>

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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