

Alscot Road parking court, Vauban estate

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Location of proposed redevelopment of Alscot Road parking court Vauban estate

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



Alscot Road parking court

The parking court on Alscot Road is located on council owned Vauban estate, overlooking Bermondsey Spa Gardens, and is approximately 830.6 square metres in size.

The parking court was resurfaced and extended about 3 years ago with a provision of a play area and gym next to the parking area.

It provides off street parking to residents on the estate and includes two disabled parking spaces.

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
- **Alscot Road** parking court 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

Your feedback

Consultation letters were sent out to all residents on 30 October 2019 asking for your views on where on your estate we could build new council homes, and for your suggestions on how we can improve the estate as part of the redevelopment. We also had a walkabout with some residents and ward councillors on 6 November 2019. We confirmed to you on 11 February 2020 that the project had received approval to proceed to design development. The feedback that we received from you and our response is detailed below.

Question – We asked where on your estate we could build new council homes? (For example, any spaces or areas that aren't being fully used, or somewhere that could benefit from being developed)

- Build a low rise development
- Area is too small for new development
- Nowhere to develop as the estate is perfectly balanced and developing the parking area will result in overlooking, loss of light and views of the park

Your feedback (cont'd)

Question – We asked how we could improve your estate for you, your neighbours and the local area at the same time?

Listed below are your suggestions which include some of the issues you have raised on the estate:

- Invest in repairs to estate and improve the repair service
- Secure bike storage
- Improved lighting and provide CCTV to curb crime
- Provide robust double glazed windows that can be easily cleaned
- Repair entrances/stairways
- Improve sustainability; planting trees and landscaping and seating
- Address mould growth & condensation especially around windows
- Paint and light up doors, walkways (e.g. different coloured doors)
- Improve refuse stores and relocate nearer to the building; address fly-tipping especially around Hyde bin stores and facilitate recycling
- Maintain and prune trees

Our response to your feedback

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

1. Design

We will address the height and density of proposed building, loss of light and views of the park, overlooking and landscaping through our design development stage.

Some surveys will be carried out to understand the impact of these concerns and design solutions will be found, where possible for these.

We will soon set up a group of residents who will be engaged throughout the design and development of the new homes and will have a real say as matters progress.

As promised, we will let you know once we have appointed the Architect and Employers Agent and introduce them to you.

Our response to your feedback (cont'd)

2. Estate Repairs

We have noted all the repairs and improvements you have suggested. The major works repairs on the estate is programmed to take place between 2022 and 2024. If the new council homes development proceed, it will also be on site at the same time. We will work with the major works team and coordinate the improvements works together.

Any estate improvements carried out as part of the new homes development will not be service charged to council leaseholders resident on the estate.

3. Proximity to the development

For those residents whose homes are very close to the development site we will come and talk to you to understand your concerns and how we can address them.

How we will consult with you

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/vaubanestateimprovements

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

Indicative next steps

Summer 2020	Resident Project Group set up
Winter 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