

WE'RE BUILDING
11,000 NEW COUNCIL HOMES 
ACROSS SOUTHWARK



Resident

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Dear Resident

Rochester Estate - Nicholson Street – New Homes Update

Our residents across Southwark have told us that they are concerned about the amount of secure high quality, genuinely affordable housing. That's why we're building 11,000 new council homes in the borough by 2043 - 2,500 of these by 2022. It's a big goal, but it's crucial if we're going to tackle the housing crisis and make sure our residents have quality homes they can be proud of, now and in the future.

You will recall that we wrote to you on 20th March 2020 and 25th June 2020 asking for your help in deciding where and how we build new council homes while making improvements to your estate that all residents can benefit from. Thank you to all of you who responded and provided feedback and ideas.

The Cabinet Member for Housing has agreed the recommendations for the Rochester Estate car park on Nicholson Street, to be included in the New Homes programme.

We have also heard from some residents that there are concerns around increased density and the impact on the existing estate, disruption to the residents during construction work, the loss of the car park and the alternative arrangements for parking, potential loss of light to existing properties and what type of housing would be proposed, walkways are uneven which causes water to pool, security of the alley way, fly tipping and the environmental impact on the estate.

Residents also identified opportunities to landscape the small green area outside Nicholson Street, improve the lighting and security in the alleyway, improve storage for rubbish and provide higher garden fences for more privacy. We will be working closely with you to explore these further to understand how they can be addressed through the design of the new homes or estate improvements.

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The Cabinet Member for Housing has considered the feedback received and has agreed for further development work to be carried out in order to provide for new council homes and wider improvements to your estate. We can now move to the next stage. The next stage is about:

- further consultation with you
- advice from building consultants on the deliverability of the redevelopment of the car park on Nicholson Street and how it could be developed.

Over the next coming months we will be progressing with the appointment of the consultants made up of an Architect and Employers Agents, who will be providing the expertise for the design stages of the development process.

We will proactively seek to look at ways to engage the local community in as many aspects of the scheme throughout the design and development of new council homes, we'll make sure you're involved in the most important decisions, and that there are plenty of opportunities for you to have your say. This could be through workshops, walkabouts, drop-in meetings, events and individual conversations. We'll also keep you updated through newsletters, on our website, and we'll aim to hold meetings at times that work for everyone.

A part of Southwark Council's consultation process we also have the option of setting up a Project Group formed of tenants, leaseholders and key stakeholders. The Project Group can play an important role in overseeing the project through to its completion.

If you are interested in becoming a member of a Project Group you will have the opportunity to put your name forward at the drop-in event to be held. If you cannot make the drop-in event you can contact us directly.

We will write to you again to invite you to a drop-in to meet the Architects and Employers Agents where we will provide feedback on the queries or concerns you told us about and the estate improvements you suggested.

Yours faithfully

Melanie Hill

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Project Officer