



LORDSHIP LANE UPDATE

FEBRUARY 2021

We're proposing to build new homes on the garage site next to Maxwell Court on the Lordship Lane Estate, 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. Lordship Lane Estate 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 improvements to existing estates and the surrounding area. The plans for the improvements will be based upon residents' ideas and feedback.

LATEST UPDATES

The council are in the process of appointing an architect to work on the project. Submissions have been received from architects that are interested in working on the proposals for the Lordship Lane Estate. The architects have been provided with a copy of the community brief and they have been asked to respond to this within both their written submission and their interview presentation.

A workshop has recently been held with the Lordship Lane Project Group on the procurement process and "Selecting the Right Architect". During the workshop, the Project Group put together a presentation topic and three questions that the architects will have to respond to during their

interview. In addition, two members of the Project Group have volunteered to form part of the architect interview panel. Once the five architects have been scored on both their written submission and the interview, the successful architect will be appointed.

We will regularly update our webpage on Commonplace with information on the project, survey questions and an interactive map. This will enable residents to give further feedback on the project and to comment on some of the initial estate improvement ideas.

The feedback from the online meetings, the Commonplace site and initial survey is summarised in the community brief below:



YOUR VIEWS

Residents' concerns about the new homes

- **The impact upon existing households**
- **Loss of vital storage**
- **Noise and disruption from construction**

Residents' hopes and priorities for the new homes

- **Ensuring and maintaining good quality of life for all residents, existing and new**
- **Development that from the outset seeks to promote safety, security and to 'design out' crime and anti-social behaviour**
- **Retain or re-provide storage spaces**

Residents' priorities for estate improvements

- **Security measures, such as lighting in key areas**
- **Replacing any storage lost to development**
- **More accessible and useful community food growing and gardening area/s**

PROJECT OBJECTIVES

The community brief (as summarised above) will shape the designs for the proposed building and the estate improvements.

NEXT STEPS

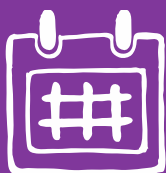
It is anticipated that the architect will be appointed by the end of February. Following their appointment residents will be invited to an Open Event to give residents a chance meet the design team, including the architects and employer's agents.

Residents will have the opportunity to ask any questions about the project and to share their views on the proposals for the new homes and estate improvements.

At the Open Event residents will also have the opportunity to join the Project Group and to get involved and provide feedback on the project as the designs are developed. If you would like to join the Project Group, please get in touch using the contact details at the end of the newsletter.

KEY DATES AND TIMELINE

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



TIMELINE

March 2021	Meet the Team event for residents
Spring 2021	Working with residents on the design of the development
Winter 2021	Planning submission
Spring 2022	Planning decision
Summer 2022	Appointment of contractor
Summer 2022	'Meet the contractor' event for residents
Winter 2023	Building completed. Residents move into their new homes

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.

Due to the current restrictions in place to prevent the spread of COVID-19, we 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/consultation hub (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.

KEEP UPDATED ONLINE

The link to access the Lordship Lane
Commonplace page is:

<https://lordshiplane.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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