



ASTLEY ESTATE UPDATE

MARCH 2021

We're proposing to build new council homes on the Astley Estate garage site 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. Astley 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 Astley Estate and the surrounding area. The plans for the improvements will be based upon residents' ideas and feedback.

LATEST UPDATES

In January we held an open event for residents to meet the design team, the architect – Archio and the employers agent, Potter Raper. At the open event the architect identified the opportunities for the new building by establishing the connections to the local area, looking at the site constraints and opportunities. They also asked residents what their hopes and fears would be for the new development. The presentation from this meeting which gives details of the responses can be found on the Commonplace website on the link at the bottom of this newsletter.

The first Project Group meeting was held in February and the architect, Archio presented their initial thoughts on the site, whilst looking at the potential shape of the new building in order to create a sense of openness around the site to open up pedestrian routes. Archio also looked at the tenants and residents' hall and how this space could be improved.

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.

The feedback from the online meetings is summarised below:



YOUR VIEWS

Residents' concerns

- Increased pressure on estate facilities, especially parking
- It could contribute to increased feelings of over crowdedness and density
- It could create narrow alleyways and overlooked spaces
- Antisocial behavior could increase

Residents' hopes and priorities

- Improve safety and security, specifically around the football pitch
- Update the TRA Hall, including sound proofing
- Enhance the estate's existing sense of community through the design of the new block
- Make improvements to the existing play area
- Improve the estate landscaping & biodiversity
- Providing better rubbish and recycling facilities

PROJECT OBJECTIVES

It is anticipated that the new building will create approximately 20 new council homes for council rent.

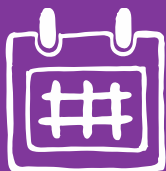
Improvements to the existing estate to help address residents' concerns, for example, looking at ways to help design out some of the issues with antisocial behaviour.

NEXT STEPS

The architect, Archio will be presenting their initial designs of the proposed building at the next project group meeting, in addition, they will start to shape the proposals for the estate improvements.

Site surveys are currently being conducted to ensure the feasibility of the proposals which will be fed into the planning application.

KEY DATES AND TIMELINE



TIMELINE

Spring 2021 - We'll work with residents on the design of the development and hold a series of resident project group meetings

Spring 2021 - Open event prior to the submission of a planning application

Early Summer 2021 - Planning submission

Late Summer 2021 - Planning approval

Winter 2022 - Appointment of contractor

Winter 2022 - 'Meet the contractor' event for residents

Winter 2023 - Building completed. Residents move into their new homes

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

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://astleyestate.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>

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