



## UPDATE ON THE PROPOSAL FOR NEW COUNCIL HOMES

### MARCH 2021– LEROY STREET GARAGES (CREASY ESTATE)

We're proposing to build new homes on the Creasy Estate garage site on Leroy Street, 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.

We have been engaging with some of your neighbours in the Leroy Street Project Group – which was formed in summer 2020 to help us to understand the issues on the estate and how we can build better homes. A Community Brief was put together and given to the architects in order for them to shape the proposals for new homes. A copy of this is available on the consultation hub, please find the web link at the end of the newsletter.

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 already use.

Currently there are three households on the Creasy Estate that are on the council housing waiting list, including one which is overcrowded. Leroy Street 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 the estate and surrounding area. The plans for the improvements will be based on your ideas and feedback.

## LATEST UPDATES

We have held three online meetings with the Leroy Street Project Group to discuss concerns about developing on the estate and how we can take these into account when designing new homes on the garage site. In the next phase we will be looking at how we can start to improve the links between any new homes and Creasy Estate. These ideas were passed on to the architect and the design team to shape their proposals for the new building.

The feedback from the project group online meetings, and the previous initial survey on the consultation hub is summarised below:



### YOUR VIEWS

#### Concerns about proposals to develop new homes on the estate

- Impact on existing households
- Construction disruption
- Loss of storage including garages
- Loss of outside space, including garage amenity space

#### Hopes for new development and ideas for estate improvements

- Minimise impact on daylight and sunlight
- Keep new building low
- Re-provide storage space
- Minimise overlooking and overcrowding
- Minimise construction disruption
- Create harmonious architecture
- Create attractive and useful landscaping
- Aspire to improve Creasy Estate

In November 2020, an open event was held to give residents a chance meet the design team, Peter Barber Architects and the Employer's Agent, Airey Miller. Residents had the opportunity to ask any questions about the project and to share their views. If you didn't get a chance to attend this event, we have updated our consultation hub with the information. Please see the web link at the bottom of this newsletter.

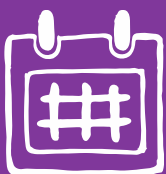
The architect and the design team have been developing an early design of the proposed building whilst taking into consideration the surrounding landscape and architecture.

## PROJECT OBJECTIVES

- Provide all new homes at Leroy Street Garages as council social rent
- A target housing figure of up to 19 new homes
- Take into account the local housing needs
- Car free development
- Provide adequate drop off/pick up/deliveries to new homes
- Integrate with existing Creasy Estate & Leroy Street (consider playground, green spaces, reduction in crime)
- Clarity on waste management, bin storage, footpaths, and bike storage
- Take into account Community Brief

## NEXT STEPS

- The architect, Peter Barber Architects and the rest of the design team will be working up the initial design for the building and we will be holding further project group meetings.
- We hope to be able to do some live events when we understand more about the Covid restrictions
- We will be carrying out some initial surveys of the site



## TIMELINE

**Spring 2021** – Working with the resident project group on the design of the development

**Summer 2021** – Planning submission

**Autumn 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.

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 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.

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### KEEP UPDATED ONLINE

The link to access the Leroy Street consultation hub:

<https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/leroy-street-creasy-estate/>

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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