



ANN MOSS WAY UPDATE

MARCH 2021

We're proposing to build new homes on the old NHS building at 1 Ann Moss Way 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. We currently know that there is a household on Ann Moss Way, which are on the council housing waiting list. 1 Ann Moss is one of over 120 infill, rooftop and redevelopment sites the Council is 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.

We have already been engaging with some of your neighbours, Friends of Southwark Park, Optivo and Peabody in the formulation of our plans. Unfortunately, due to Covid 19 restrictions these meetings have been online. The Ann Moss Project Group was formed of residents and your neighbours who created a Community Brief which was sent to the design team to integrate into the new development.

LATEST UPDATES

We have held three online meetings with the Ann Moss Way Project Group and an open event was held in November 2020 to give residents a chance meet the design team, Adam Khan Architects and the Employer's Agent Airey Miller. Residents had the opportunity to ask questions about the project and to share their views.

In addition, we set up a new consultation platform on Commonplace with information about the project, survey questions and an interactive map. This also enabled residents to give further feedback on the project and to comment on some of the initial estate improvement ideas.

The feedback from these online meetings, the Ann Moss Commonplace and initial survey on the consultation hub is summarised below:

YOUR VIEWS

Concerns about building new homes on the estate:

- Climate Change Emergency
- Car Parking
- Accessibility in Ann Moss Way
- Demolition & Construction Impact
- Health & Wellbeing of existing residents
- New homes proximity to existing residents
- Heights and expanse of buildings
- Impact of Peabody development & construction timescales

Hopes for the new development and ideas for estate improvements:

Aspirations for new homes:

- Refurbishment preferred
- Garden at Care Home retained
- Reduce/remove traffic
- Maintain access to current parking
- Ensure delivery vehicles have space

Aspirations for the estate:

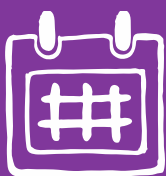
- Landscaping
- Broadband

Project Objectives

- Provide all new homes at 1 Ann Moss Way as council house (social rented) tenure
- Investigate Net Zero Carbon solutions
- Review potential for refurbishment as well as new build
- A target housing figure of up 16-21 new homes
- Take into account the local housing needs – some downsizing, some need more bedrooms
- Car-free development
- Consider carefully existing and future access and parking – especially construction & occupation
- Integrate with the existing Ann Moss Way especially historical and existing architectural styles
- Landscaping, clarity on waste-management, provision of external storage (bikes, bins etc) and a clear delivery drop-off area is provided
- Take into account what residents have said in the Community Brief

NEXT STEPS

The architect and the rest of the design team will be working up the preferred option for the building. They are currently assessing the impact of refurbishment via re-build whilst aiming for net zero carbon. This will be presented to the Ann Moss project group for discussion.



TIMELINE

Winter 2020 – Working with residents 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.

WORKING WITH YOU

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.

For the time being as a result of the current Covid 19 situation, we are following the social distancing directive from Central Government and so 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 (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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The link to access the Lordship Lane Commonplace page is:

<https://annmossway.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>

southwark.gov.uk/11000homes