



DODSON STREET

MAY2021 – 49-56 DODSON STREET

NEW HOMES UPDATE

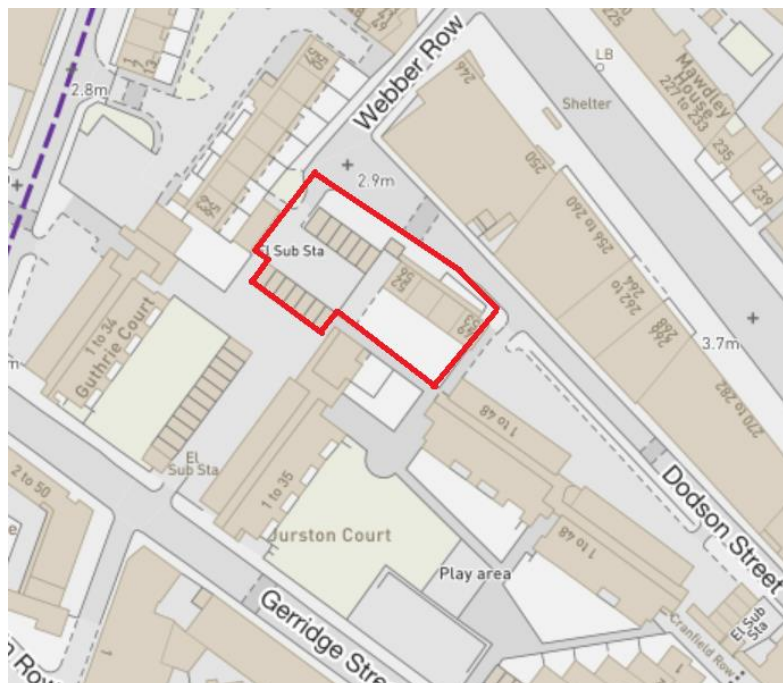
We're creating new homes on Dodson Street as part of our commitment to providing more quality council homes across the borough. We have committed to creating 11,000 new council homes by 2043 – a big goal, but crucial if we're going to tackle the housing crisis, and ensure our residents have quality homes they can be proud of, now and in the future.

Of these:

- 50% of homes will be prioritised for existing residents Dodson Street who are in housing need, so they can continue to live near family, friends, and the services they currently use.
- 50% will be allocated to people on our wider housing waiting list.

Dodon 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 in the link below this newsletter. Alongside the development of new homes, we will carry out some improvements to the area surrounding the development site.

As you will be aware we will be building new council homes 49-56 Dodson Street and the adjacent garages. This proposal is part of our commitment to providing more quality council homes across the borough. The site for the development of new homes at 49-56 Dodson Street can be seen within the red line on the diagram.



PROJECT GROUP

We have written to you in March 2021 and have outlined our intentions and we have setup a Dodson Street Project Group, however we welcome more residents that are interested to join the project group. By joining you will be working with us throughout the life of the project and help us make important decisions. We encourage you to join to play an important part in developing the proposals for your estate. By being involved you will:

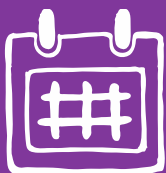
- Tell us what matters most to you about improving where you live
- Be a member of the project group
- Sign off designs at each stage of design development
- Attend drop-ins and meetings
- Have a genuine say in how the scheme will develop
- Influence how the scheme fits in with the existing estate
- Get involved in your local community and meet new people

Learn about architecture, design and the planning policy process. If you are interested in becoming a member of the Project Group then do let me know no later than **June 30th 2021** by emailing NHDTPhase5consultation@southwark.gov.uk or calling me on 07395 854 757

DODSON WIDER ESTATE RESIDENTS' VIRTUAL EVENT

We are now looking to setup a resident's virtual event to give residents a chance to meet the design team, Cottrell and Vermuelen Architects and Airey Miller our 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.

In addition, we set up a new webpage on commonplace with information on 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.



TIMELINE

Estimated Timeline – Subject to Consultation:

Summer 2021 - Working with residents on the design of the development

Summer 2022 - Planning submission

Spring 2023 - Start on site

Spring 2024 - Building completed. Residents move into their new homes

DODSON WIDER ESTATE RESIDENTS' VIRTUAL EVENT

Please join us in the Dodson Wider Estate Residents' Virtual Event. Please refer to the flyer attached to this letter for details and more information. We want to invite all residents who live or work nearby to join us on **June 8th at 6:00 pm.**

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.

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.

To ensure you are kept up-to-date with what we are doing we have created a Dodson Street website on Consultation Hub.

KEEP UPDATED ONLINE

The link to access the Dodson Street Commonplace page is:

<https://dodsonestate.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

Project Manager: Khang Le

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[SOUTHWARK.GOV.UK/HOUSING/NEW-COUNCIL-HOMES](https://www.southwark.gov.uk/housing/new-council-homes)

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



DODSON WIDER ESTATE RESIDENTS' VIRTUAL EVENT

Please join us for a virtual residents' Open Event to discuss the proposed new homes development at Dodson Street. We would like to take this opportunity to invite everyone in this local community to the session below held over Zoom:

Tuesday 8th June 2021 at 6:00 pm to 7:30 pm.

This meeting will give residents a chance to speak to the Project Team; ask any questions you may have and tell us your views about current proposals.

We would like to meet you in person, but we need to hold the event virtually to adhere to social distancing requirements to prevent COVID-19 transmission. If you would like to attend, please confirm with me by emailing or calling on the details at bottom of the page.

To join Zoom meeting click on the following link:

<https://zoom.us/j/95366993710>

Meeting ID: 953 6699 3710

Passcode: 839667

To dial in to the event using your telephone please dial the number below:

++442080806592 United Kingdom

The presentation is located on Commonplace consultation website, for you to view at any time.

We want to reach out to all residents. If you find it difficult to attend a virtual meeting, then please call or email us with the contact details below and we will make every effort to arrange an alternative method to include you.

Contact Details: NHDTPhase5consultation@southwark.gov.uk / 07395 854 757

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