



UPDATE ON THE PROPOSAL FOR NEW COUNCIL HOMES

JANUARY 2021 – 49-56 DODSON STREET

You will recall that we wrote to you on 23rd March 2020 asking for your help in deciding where and how we build new council homes, while making improvements to your estate, that all residents can benefit from. Thank you to all of you who responded and provided feedback and ideas.

The feedback that we have received outlines your concerns about:

- Residents value the green spaces and would like more
- Antisocial behaviour – drug dealing and using – especially on the stairs of 49-56 Dodson Street
- Security Doors – not working or do not exist at 49-56 Dodson Street
- Painting of external buildings
- Wayfinding / Signage
- Drainage issues

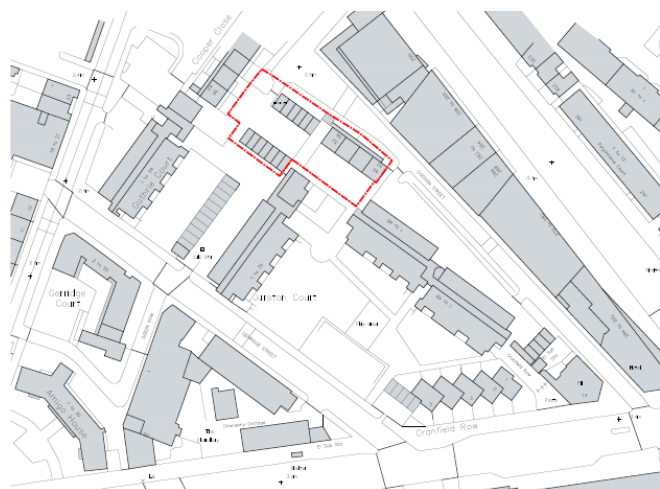
Suggestions were also made for things that could be done to improve the estate, including ideas such as:

- Landscaping and planting, more green space in the strip of land which sits outside of the wall to the estate at Dodson Street

We will be working closely with you to explore these further to understand how they can be addressed through the design of the new homes or estate improvements.

The Cabinet Member for Social Regeneration, Great Estates and New Council Homes considered the feedback received and has agreed for further development work to be carried out in order to provide for new council homes and wider improvements to your estate.

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 map on the left.

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.

49-59 Dodson 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.

NEXT STEPS – PROJECT GROUP

We are setting up a Project Group who will work 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 **Monday 1st March** by emailing NHDTPhase5consultation@southwark.gov.uk.

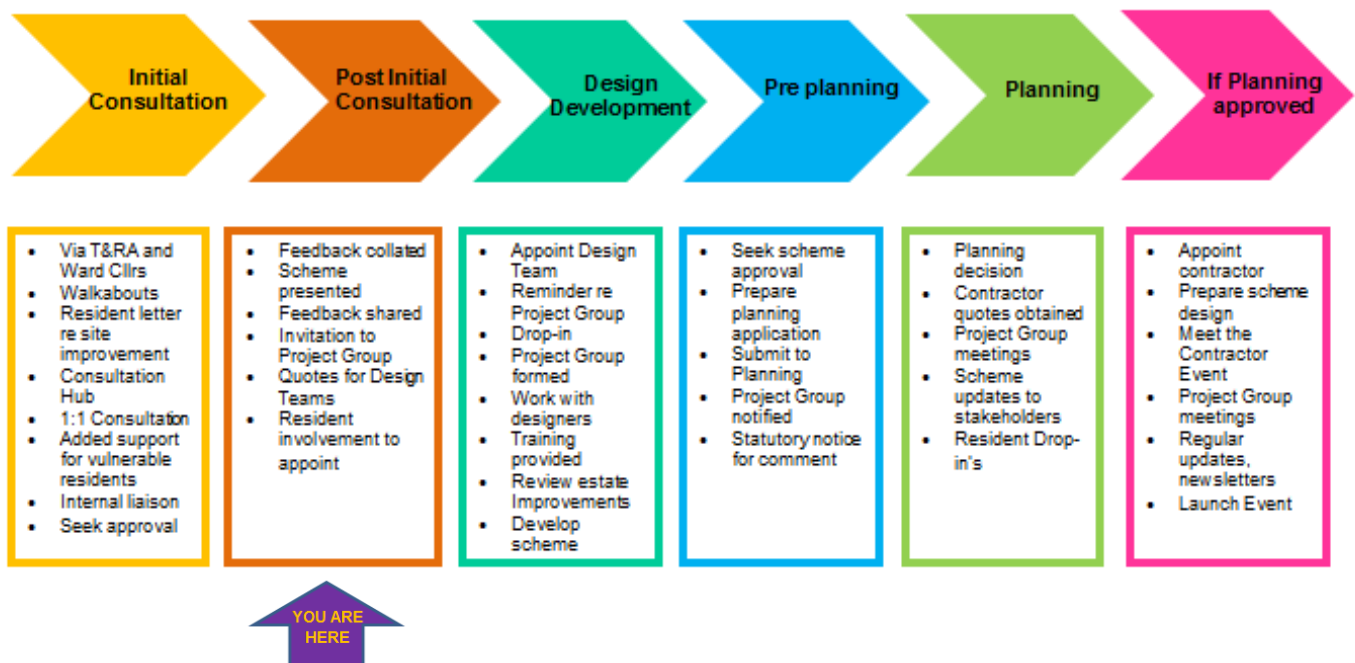
THE PROCESS

The proposal to develop new council homes on the site has received initial approval from the Cabinet Member for Social Regeneration, Great Estates and New Council Homes. This means we can start the design process, developing ideas for the site and work towards appointing the consultant team which will help move the project forward, consisting of an Architect and consultants known as Employers Agents.

We are still at a very early stage in the process and there will be plenty of opportunities for you to share your views and suggest ideas. If you feel unable to join the Project Group currently, you can get involved at any stage of the project.

The flow chart below outlines the stages of consultation throughout the life of the project. The 'Initial Consultation' stage was carried out in January and we are now in the 'Post Initial Consultation' stage as shown in the image below

CONSULTATION



KEY DATES AND TIMELINE

Spring 2021	Working with residents on the design of the development
Autumn 2021	Planning submission
Summer 2022	Start on site
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.

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.

KEEP UPDATED ONLINE

The link to access the Fenwick Road Commonplace page is:

<https://www.southwark.gov.uk/dodsonestateconsultation>

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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