



ASTLEY ESTATE NEW HOMES UPDATE

SEPTEMBER 2021

Since our last newsletter in April, the architects Archio have developed the designs of the proposed new homes. You can see an image at the top of this newsletter and there are more images on our [Commonplace website](#).

The development could provide 20 new council homes at council rent and a minimum of 50% of these new homes would be offered to local tenants in the area in housing need. The remaining homes would be allocated to others on our wider housing waiting list. We recently consulted with residents about a new local lettings policy, which could mean that up to 100% of new council homes are let to local tenants. We are aware that there are 58 households within the immediate area that are waiting for a council home.

We have worked with some of your neighbours in the Astley Estate Project Group, who have commented on the early designs and provided some feedback on the estate improvements. A

huge thank you to all of the project group members who have committed their time by attending the evening meetings.

LATEST UPDATES

PRE-PLANNING CONSULTATION

We held our pre-planning consultation on our Common Place website and we also displayed the proposal on some exhibition boards on the edge of the Astley Estate garage site.

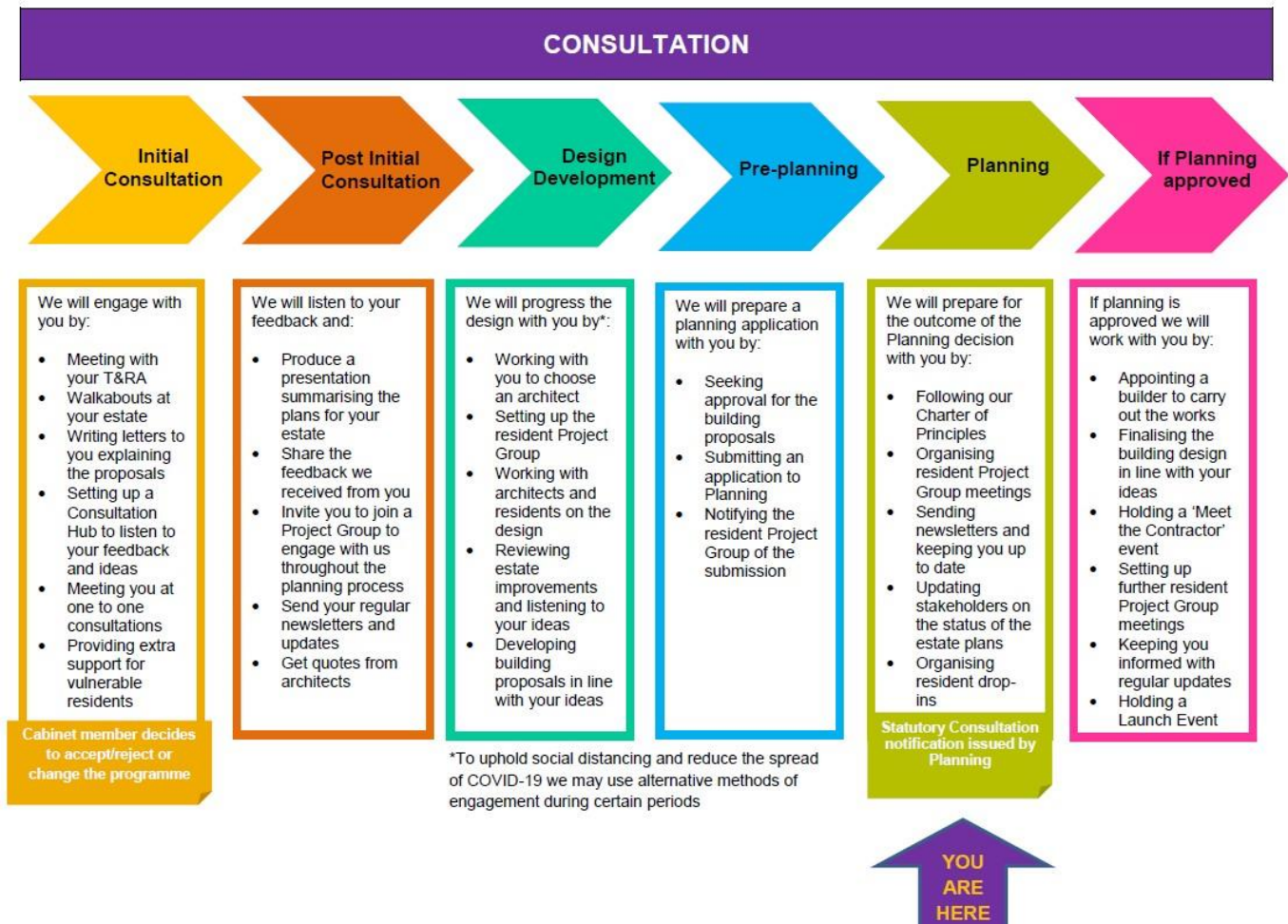
A project group meeting was held in August to present our pre-planning consultation in which residents provided positive feedback on the design of the proposed building. A presentation was also provided by the landscape architect, MRG in regards to the proposed estate improvements which are;

- **Play space**
To ensure that children of all ages have a space on the estate that is designed specifically for them by adding and replacing some of the current play equipment on the estate.
- **Bollards / gate**
We will write to you and your neighbours to consult on the possibility of introducing car parking bollards or a gate at the front of Astley House.
- **Planting**
Adding new planting around the football pitch to help absorb noise. Following resident feedback, planting has been designed to deter foxes.
- **Refuse**
The potential for new refuse facilities for Lackland and Astley House as the original bin stores that are against the garages will need to be replaced.
- **Cycle stores**
Identify areas of the estate in which cycle stores could be located
- **TRA Hall**
Redecorating and soundproofing the hall

The new homes proposals have now been completed and the planning application for the site has now been submitted. You will be able to look at the application on the council's online planning portal using the unique planning reference number.

This planning reference number is: 21/AP/3097

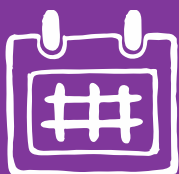
All our New Homes consultations will follow the consultation process below. The Astley Estate project is currently at the planning stage.



NEXT STEPS

Now that the planning application has been submitted, statutory consultation will be carried out by Planning. They will be in contact with local residents regarding the application and you will have the opportunity to comment on the application.

We will also be finalising the proposals for the improvement works to the estate and will be in touch with further details.



TIMELINE

Summer 2021 - Planning submission

Autumn 2021 - Planning determination

Early 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 timescales are indicative 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 you are involved in the most important decisions as we progress. We will be using a range of tools to listen to your ideas and share information about the proposals.

Where we can, we will arrange in-person meetings, but we will also still hold online meetings in some cases. We will use the Commonplace site to share information and listen to your feedback and ideas.

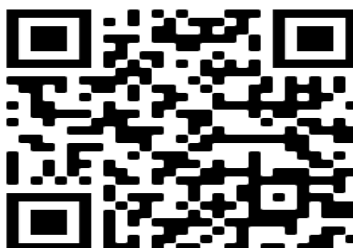
If you do not have access to the internet or would like to provide feedback in a different way, please let us know or feel free to give us a call to discuss the project with us in more detail. You can arrange a call with us at a convenient time that works for you. We can also send information and material to you by post.

Keep updated online

You can access the latest information on the Astley Estate proposals from the link below:

<https://astleyestate.commonplace.is/>

You can also scan the QR code with your mobile phone to access the Commonplace site:



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>

You can also scan the QR code below with your mobile phone to access the Southwark website:



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southwark.gov.uk/11000homes