



LEROY STREET GARAGES – NEW HOMES UPDATE

SEPTEMBER 2021

Since our last newsletter in July, the architects Peter Barber 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 proposed development will provide 15 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 20 households within the immediate area that are waiting for a council home.

We have worked with some of your neighbours in the Leroy Street 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 Leroy Street garage site.

A project group meeting was held in August to present our pre-planning consultation in which we received some positive feedback on the design of the proposed building.

ESTATE IMPROVEMENTS CONSULTATION

A presentation was also provided at the project group meeting by the landscape architect, Fereday Pollard in regards to estate improvements and the outcome of the recent resident survey.

The resident survey which was due to close on 9th August has only received 3 mixed responses;

- One resident did not prioritise estate improvements
- One resident suggests closing off path as top priority
- Another resident wanted secure door entry systems

Three key comments were also made;

- Open up darker areas
- Don't put play area in Creasy Estate
- Encourage residents to upgrade external environment

We would like to encourage more residents to respond to the estate improvements survey so that you can have your say. We have decided to extend this consultation to Monday 20th September.

If you do not have access to the internet then please call Melanie Hill who will be happy to take note of your response.

The planning application for the site has now been submitted. You will be able to look at the application and provide comment on the council's online planning portal using the unique planning reference number. This planning reference number is: 21/AP/3121

TRANSPORT & PARKING UPDATE

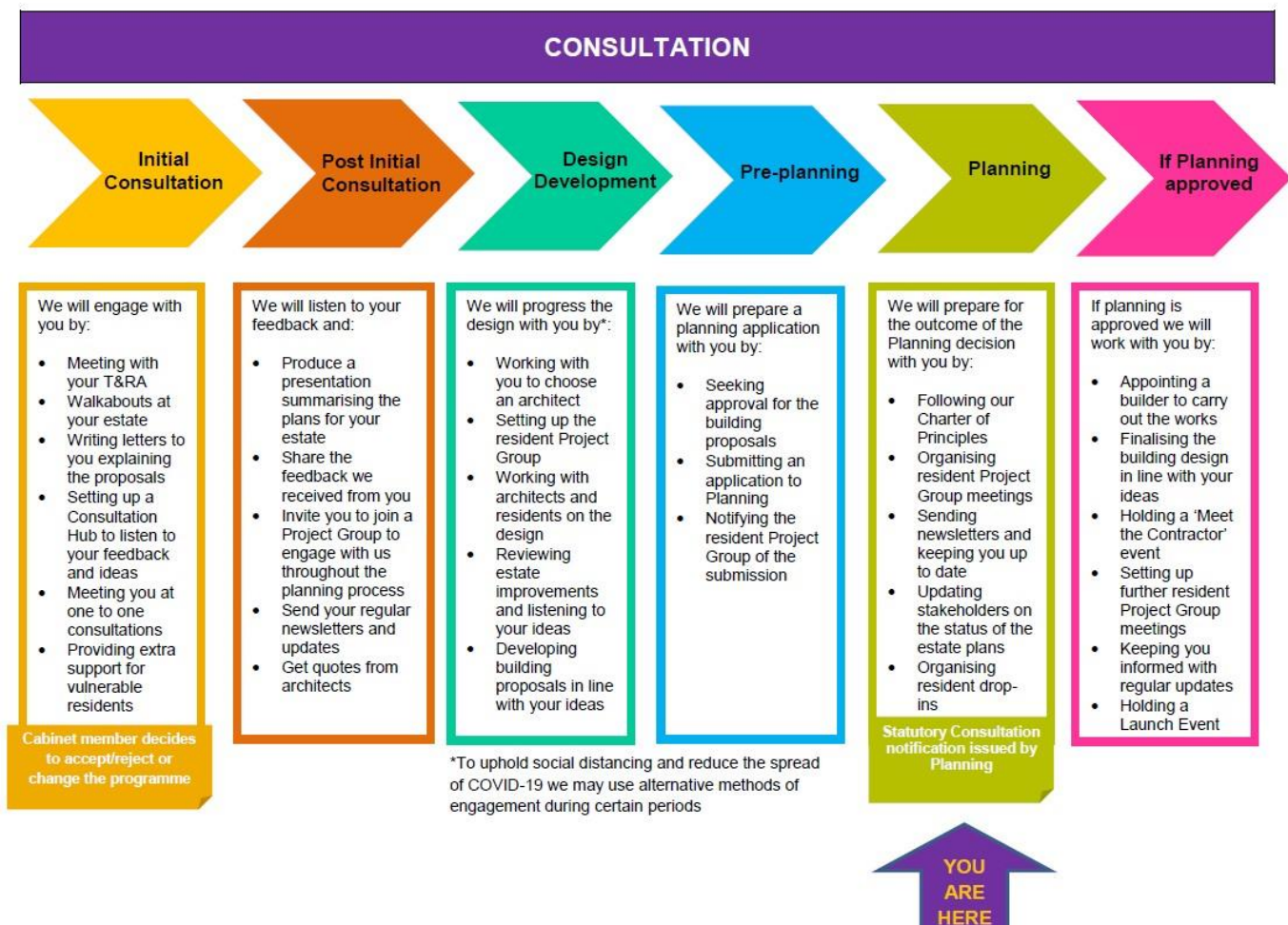
We have been notified by the transport department that there will be some minor road traffic calming measures that will come into force on Leroy Street which will involve changes to some of the parking bays. For more information, please follow the web link below:

<https://www.southwark.gov.uk/transport-and-roads/traffic-orders-licensing-strategies-and-regulation/traffic-management-orders?chapter=5>

Please view the document, Minor Traffic Schemes Q2 (notice dated 26th August 2021)

As part of the new homes proposals we will work with our transport consultant and our internal colleagues to look at the local parking provision for residents that require an alternative place to park if the proposals are granted planning permission.

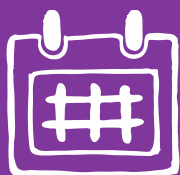
All our New Homes consultations will follow the consultation process below. The Leroy Street project is currently at the planning stage.



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 estate improvements and we 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

Summer 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 Leroy Street proposals from the link below:

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

You can also scan the QR code on the next page 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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