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Housing and Modernisation
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Ref: LBS/NHDT/20200428/No.1 Ann Moss Way

Dear Resident,

Redevelopment of the old NHS Building

The council remain committed to work with residents on our programme during this period of uncertainty and will follow the advice issued by Central Government as to the precautionary measures and action to take to ensure that residents, staff, and partners are protected from the Covid-19 (Coronavirus) Therefore, we're adapting the way we consult for the foreseeable future to remove unnecessary social contact.

Our long term commitment to building 11,000 new council homes means that the programme for delivery of these homes must continue so that there are new homes that will continue to meet the increasing housing need in our borough.

To ensure you are kept up-to-date with what we are doing we have created the Ann Moss Consultation Hub and updated with information at www.southwark.gov.uk/annmosswaydevelopment which will be one of the ways in which we communicate with you.

You will recall that we wrote to you on 27th January 2020 asking for your what your main concerns are about development of the site what would concern you the most while it is being built. Thank you to all of you who responded and provided feedback and ideas.

The concerns raised about the development generally include:

- Character of new building not in keeping with the environment,
- Effect on residents who've lived on the estate for a long time,
- Impact on wild life in Southwark Park, fly tipping etc,
- Proximity to nearby properties and impact on them,

- Noise, pollution, over looking, privacy etc.

We also received your suggestions on the development such as:

- Keep the existing building and convert to homes,
- Low density homes and no higher than 4 storeys,
- Make space for servicing vehicles like plumbers,
- Keep the turning area for vehicles,
- Keep the garden as a communal garden for the council tenants.

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.

We can now move to the next stage. The next stage is about:

- Setting up the Project Group; a mix of tenants, leaseholders and stakeholders who will be overseeing the project through to its completion and meet in the evening on a regular basis. We will write to those who have expressed an interest in joining the group over the next couple of weeks. There is still room to join later at a more convenient date for you.
- Developing a community brief for the project that the architects will work to with the Project Group
- Seeking advice from building consultants on the deliverability of 1 Ann Moss Way and how it could be developed

The community brief will be developed with the help of the Project Group to ensure what matters most to you, about where you live, are at the forefront of what the project achieves.

Over the next coming months we will be progressing with the appointment of the consultants made up of an Architect and Employers Agents, who will be providing the expertise for the design stages of the development process. We understand these are challenging times and as a result we have delayed the appointment of these consultants until autumn.

We will proactively seek to look at ways to engage the local community in as many aspects of the scheme throughout the design and development of new council homes, we'll make sure you're involved in the most important decisions, and that there are plenty of opportunities for you to have your say.

During the lockdown, we will keep you updated via newsletters, presentations and updates on our consultation hub website. We will also write to you as needed.

You can keep in contact with us via our dedicated mailbox at

NHDTPhase5consultation@southwark.gov.uk.

Yours faithfully

A handwritten signature in black ink that reads "Kenny Okuboyejo". The signature is written in a cursive, flowing style.

Kenny Okuboyejo
Project Manager