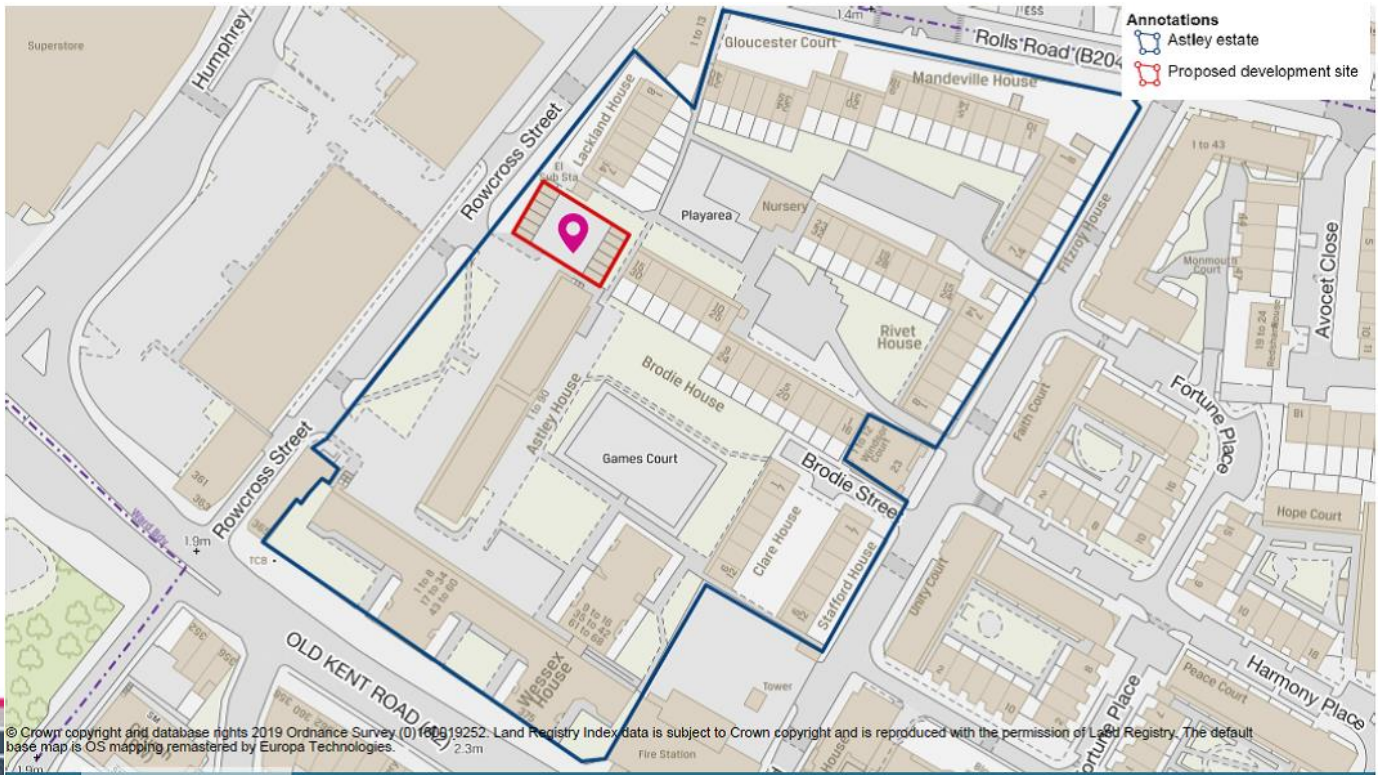


11,000 new council homes

Astley Estate Site Plan

This map shows the area of the site approved to provide new Council homes



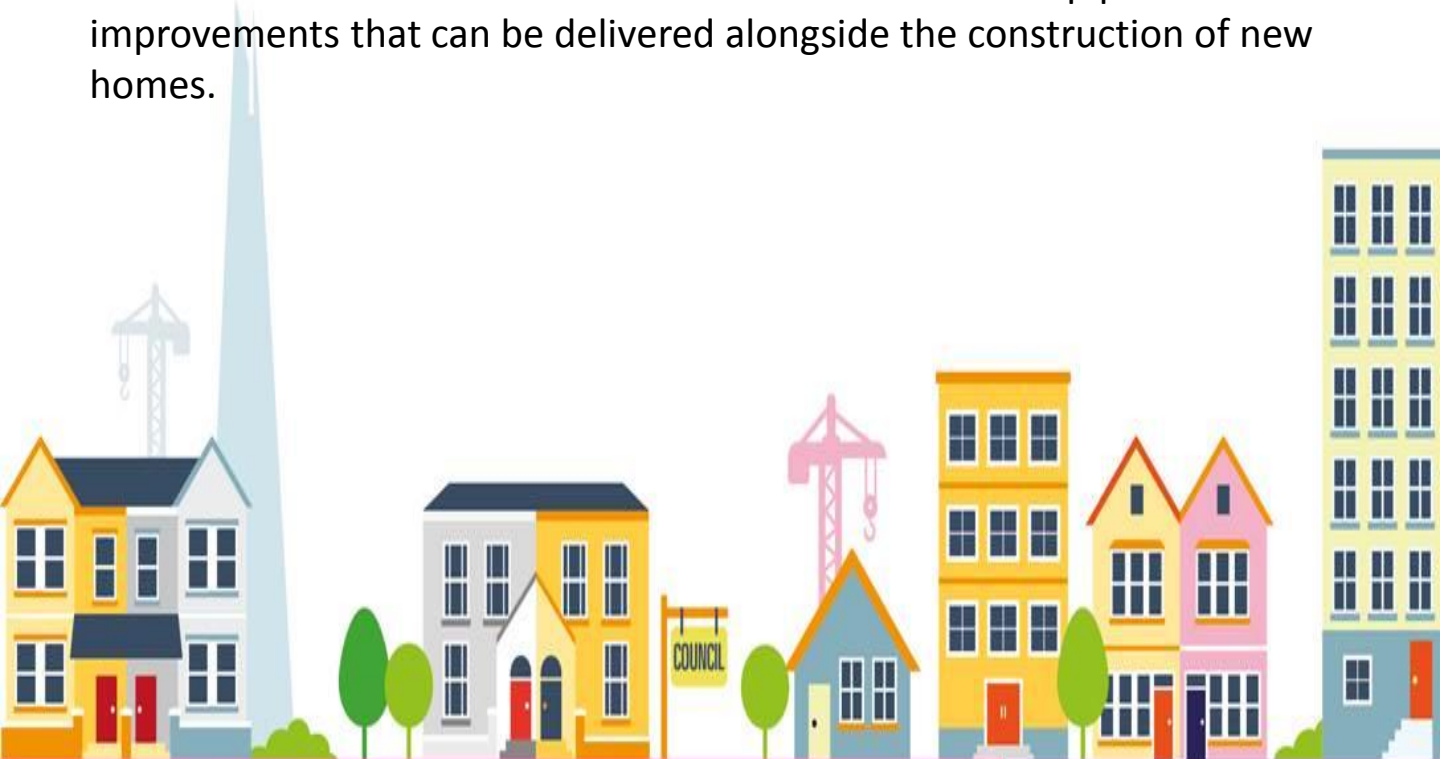
11,000 new council homes

Astley Estate

The proposed development site is the area currently occupied by garages adjacent to Astley House and Lackland House, facing Rowcross Street.

This site has been approved for the proposed development of new council homes. This is part of our commitment to help make lives better in the borough by building 11,000 new council homes by 2043.

We will work with you to develop designs for this site that take into consideration the context of the local area and to develop plans for improvements that can be delivered alongside the construction of new homes.



11,000 new council homes

Our commitments

- We are committed to building 11,000 new council homes across Southwark by 2043
- Of these, 2,500 will be delivered by 2022
- There are currently about 10,000 households on the housing waiting list and 2,000 families are in temporary accommodation
- The Astley Estate garage site is one of 80 sites across the borough that the council is currently developing for new council homes
- Under our local lettings policy, a minimum of 50% of the new council homes will be for local tenants in housing need

Why we're making them

- A shortage of affordable housing is a top concern for our residents
- The population of our borough is growing
- To help meet the housing needs of future generations
- To provide opportunities and strengthen communities



11,000 new council homes

Your feedback

The consultation hub closed on 3rd December 2019 and your feedback from is summarised below :

Question – How could we improve your estate?

- Improve the car parking situation
- Tackle the antisocial behaviour problems on the estate
- Improve the children's play area
- Provide enhanced landscaping and planting across the estate
- Cleaning and maintenance of the existing blocks
- Bike storage



11,000 new council homes

Your feedback (cont'd)

Question – Where on your estate could we build new council homes?

- Some residents suggested that there was no space on the estate to build new homes
- Other residents suggested that existing blocks could be redeveloped to provide more homes
- There were also suggestions for where on the estate new homes could be built, such as the area between Astley House and Lackland House

Question – Please tell us about any issues you have on your estate

- Antisocial behaviour, particularly around the football pitch
- Rubbish being dumped and piling up across the estate. The low standard of cleaning across the estate
- Difficulties with getting repairs completed
- Problem finding parking spaces



11,000 new council homes

Our Feedback to your comments

We value the comments we received from you and hope that our feedback below will answer some of your questions.

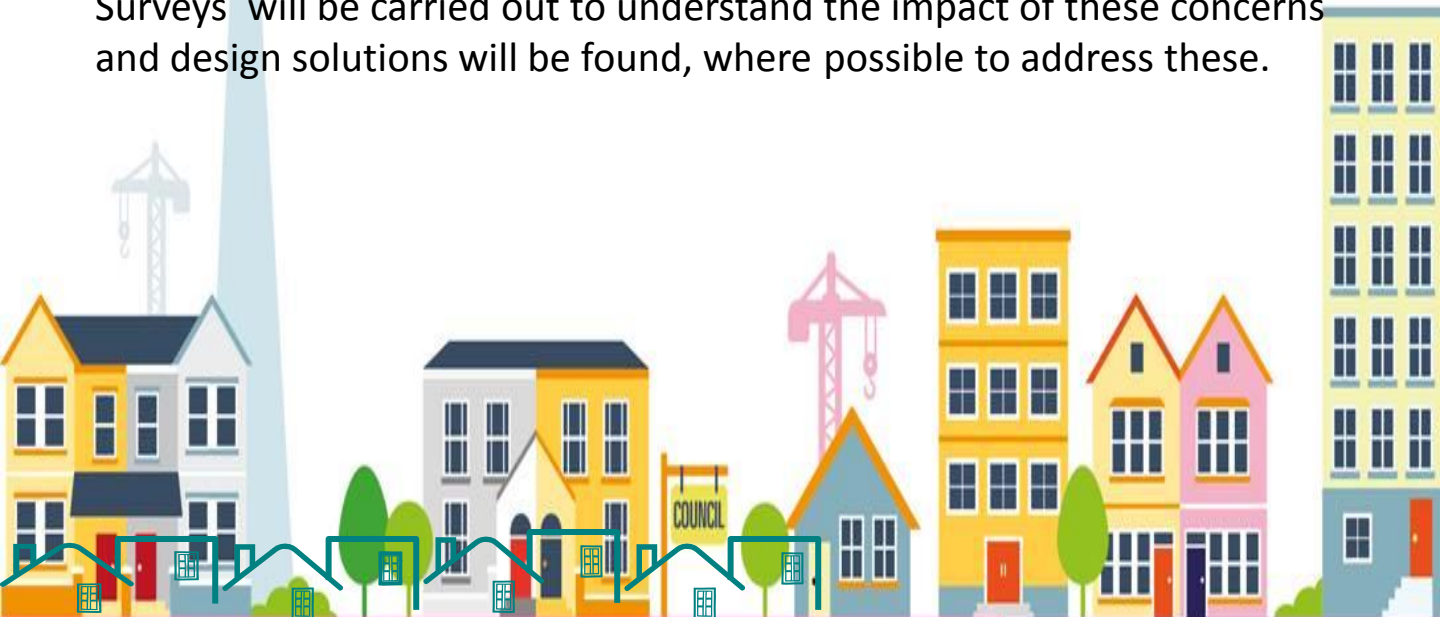
1. Site Area

The proposed area for new homes is the site of garages between Astley and Lackland House. We are not proposing to redevelop any of the existing blocks on the estate. The development of this site will not involve building on any of the green spaces on the estate.

2. Design

We will address how high the building will be, overlooking, landscaping, antisocial behaviour, and access to the new homes through the design development stage.

Surveys will be carried out to understand the impact of these concerns and design solutions will be found, where possible to address these.



11,000 new council homes

Our Feedback to your comments

3. Parking

As part of the design development phase a parking and transport survey will be carried out and a transport statement will be submitted as part of the planning application. This will review the existing and proposed conditions and outline any additional measures that may need to be put in place. The proposed new homes will also be 'car free'. This means future occupiers of the proposed development will be prevented from applying for a parking permit and will not be able to park on the estate.

4. Antisocial Behaviour and Cleaning

We have raised your concerns about the issues with antisocial behaviour and cleaning with your Resident Services Officer. They are looking to introduce a number of measures to help tackle these problems, such as, CCTV around the football pitch.

5. Improvement Ideas

Thank you for all your ideas for possible estate improvements, such as bike lockers, landscaping and improved play areas. During the design phase we'll work with the Project Group to develop these ideas in more detail.



11,000 new council homes

How we will consult with you

Consultation

We remain committed to ensuring we consult with you throughout the design and development stages of the 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 plan to carry out our consultation online and via our consultation hub at:

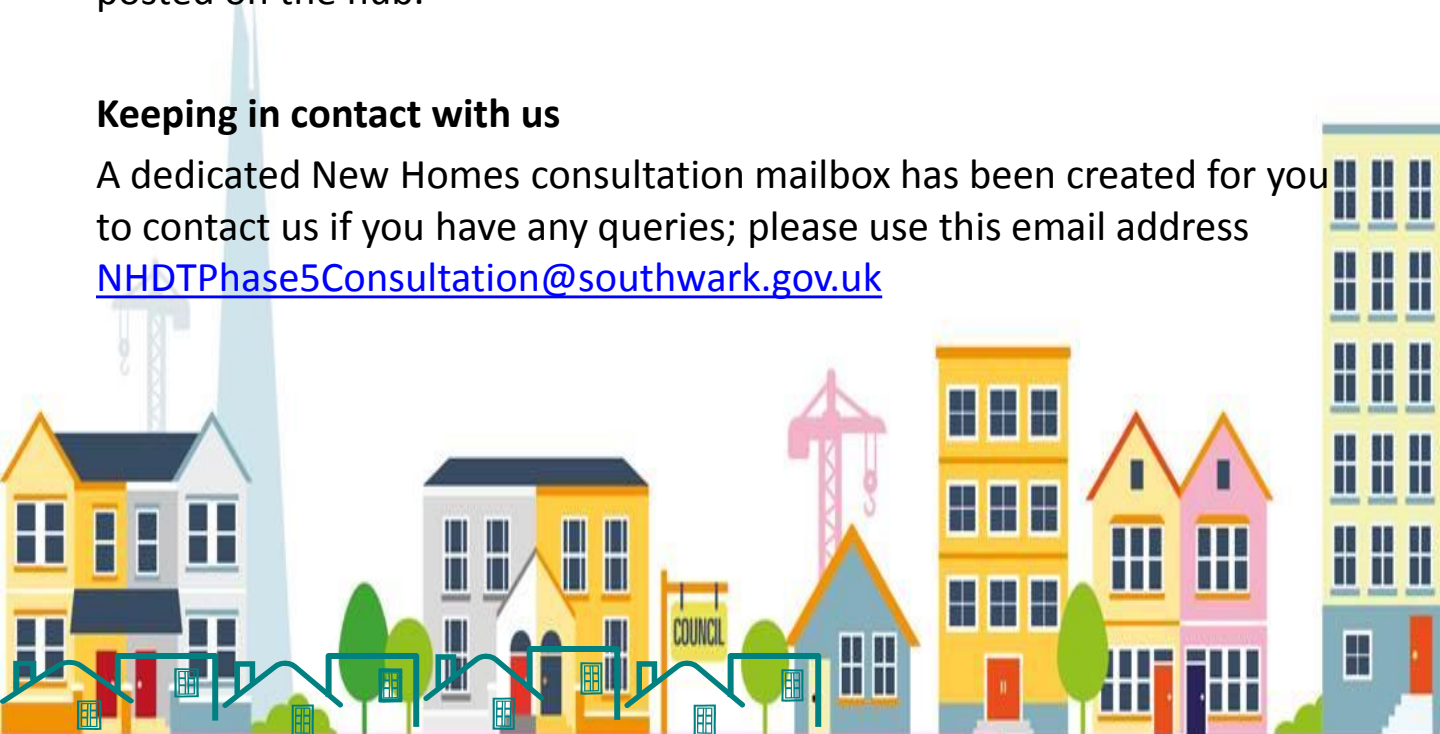
www.southwark.gov.uk/astleyestateimprovements

From now on, we will keep the hub permanently open and all our newsletters, general notification and updates on this project will now be posted on the hub.

Keeping in contact with us

A dedicated New Homes consultation mailbox has been created for you to contact us if you have any queries; please use this email address

NHDTPhase5Consultation@southwark.gov.uk



11,000 new council homes

Indicative Next Steps

| | |
|-------------|--|
| Summer 2020 | Resident Project Group set up |
| Autumn 2020 | Appointment of design consultants |
| Winter 2020 | We'll work with residents on the design of the development |
| Spring 2021 | Planning submission |
| Summer 2021 | Planning approval |
| Spring 2022 | Appointment of contractor |
| Spring 2022 | 'Meet the contractor' event for residents |
| Winter 2023 | Building completed. Residents move into their new homes |

