



# UPDATE ON THE PROPOSAL FOR NEW COUNCIL HOMES

## DECEMBER 2020 – HEATON HOUSE

As you will be aware we will be building new council homes in Heaton Road, located on the former car park, adjacent to 1-34 Heaton House. This proposal is part of our commitment to providing more quality council homes across the borough.

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.

Heaton House 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.

Alongside the development of new homes, we will carry out some improvements to the area surrounding the development site. We have already received some great suggestions from residents for works that could be carried out.

## LATEST UPDATES

We held a Design Board meeting on 22 July 2019 for local residents to meet the Project Team. Residents met with the architect's from Pitman Tozer architects and the Employer's Agents from Baily Garner.

Pitman Tozer provided a presentation of the character, appearance, constraints of Heaton House and they shared some early thoughts about the design of the building and green space to the north of the building including retention of existing trees.

Pitman Tozer outlined their roles and responsibilities whilst working on the project, for example, preparing tenders for contractors and ensuring that the project is achieved within the specified time frames.

Since July 2019 we have been progressing with developing detailed designs for the scheme which were submitted in October 2019 for planning approval. Planning permission was granted in on 25 February 2020.

We are currently in the process of procuring the works contract. Tenders have been submitted by a panel of suitably qualified and experienced contractors and we hope to be in a position to appointment a contractor early 2021. Once a contractor is appointed we will write to you again confirming when they will actually be starting on site and invite you to a "meet the contractor" event.

## KEY DATES AND TIMELINE

<b>Spring 2021</b>	Start on site
<b>Summer 2022</b>	Completion

## 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.

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### KEEP UPDATED ONLINE [SOUTHWARK.GOV.UK/HOUSING/NEW-COUNCIL-HOMES](https://southwark.gov.uk/housing/new-council-homes)

The link to access the Heaton House Commonplace page is:

<https://consultations.southwark.gov.uk/housing-community-services-department-community-engagement-team/heaton/>

#### **Project Manager: Coral Mitchell**

Email: Coral.Mitchell@southwark.gov.uk  
Phone: 07523 921 266

#### **Project Officer: Khang Le**

Email: Khang.Le@southwark.gov.uk  
Phone: 07395 854 757

**YOUR  
CONTACTS**