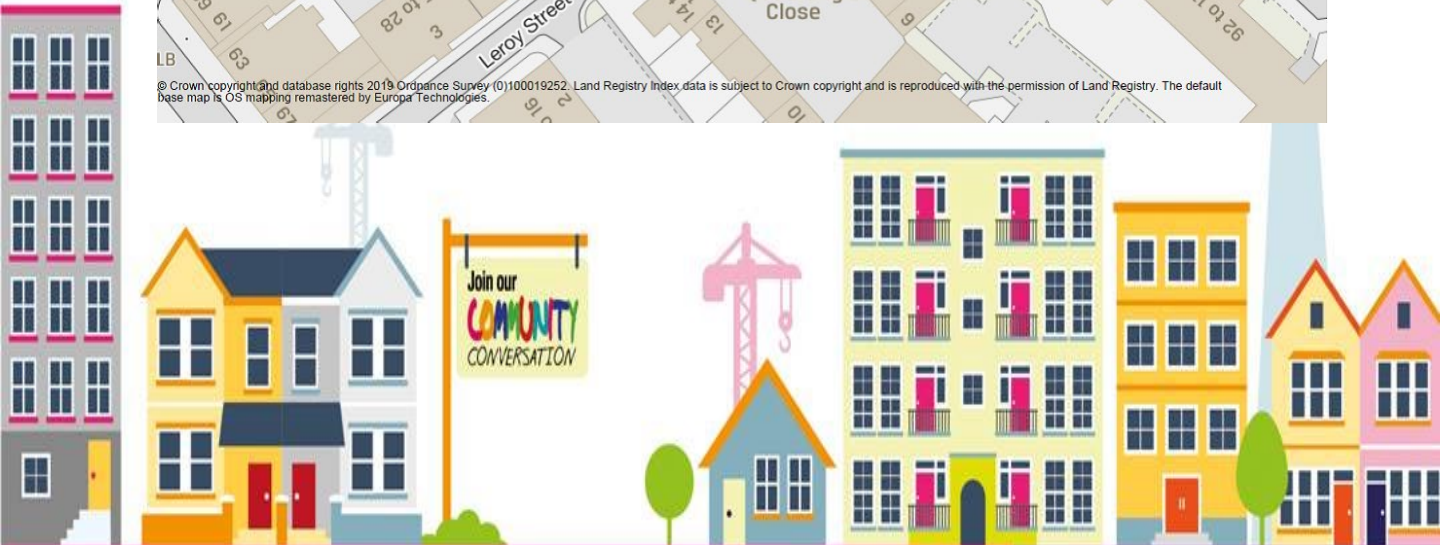
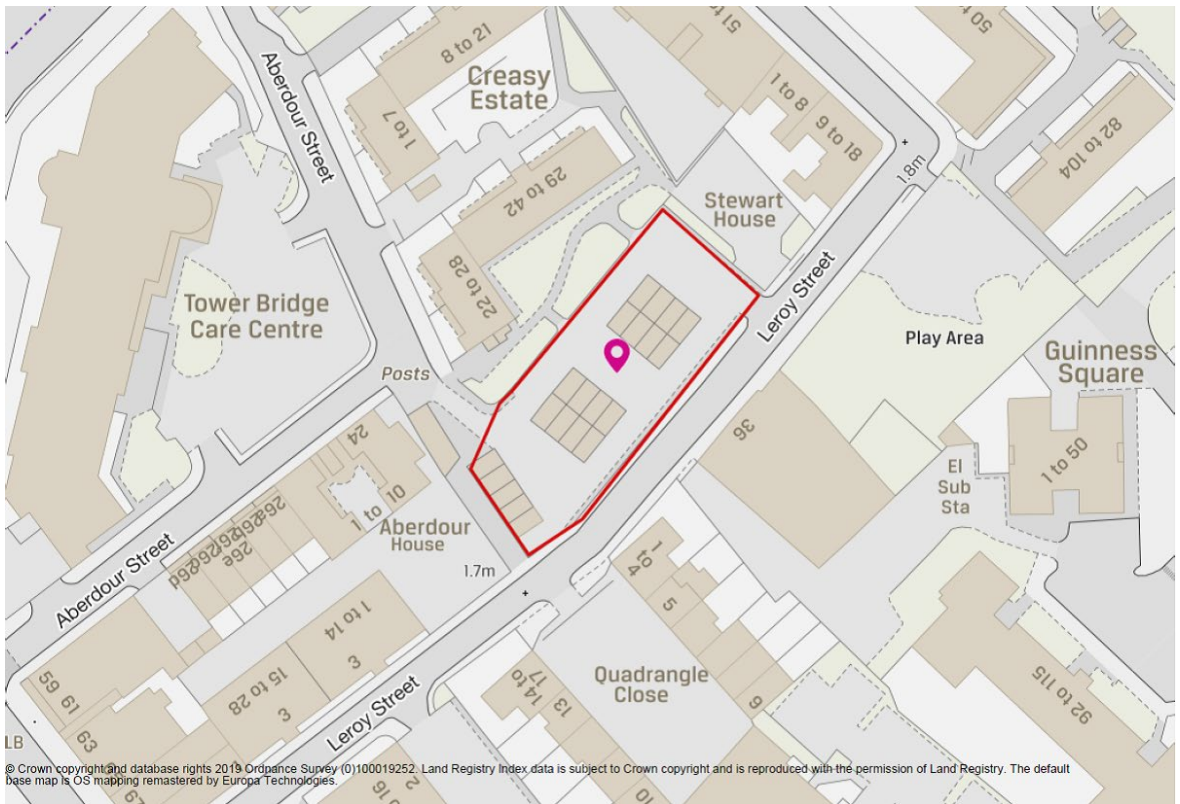


# 11,000 new council homes

## Leroy Street Garages, Creasy Estate





## 11,000 new council homes

### Leroy Street Garages

The garages are part of Creasy Estate, a council owned residential estate comprising 42 homes. At the rear of the estate are three single storey blocks with 20 garages and an electric intake cupboard accessible from Leroy street.

The garages are well used by residents and others. There are also 9 lined parking spaces around the garages providing off street parking to residents.



## 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
- **Leroy Street Garages** 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

Consultation letters were sent out to all residents on 23 September 2019 asking for your views on the potential for building new council homes where the garages are located and for your suggestions on we can improve the estate as part of the redevelopment. We wrote to you again on 11 February 2020 with some feedback. We would like to provide our initial response to some of your queries listed below.

**Question – We asked what your views, suggestions and comments are about the proposal to develop the garages into new homes.**

- Loss of parking and garages; considered an essential amenity
- Area is too small for new development
- Congestion, increased density, overcrowding overlooking and loss of day light to existing dwellings
- Negative impact on services
- Noise, dust and disruption during construction



## 11,000 new council homes

### Your feedback (cont'd)

**Question – We asked how we could provide additional benefits for you, your neighbours and the local area at the same time?**

- Invest into needed repairs of existing blocks
- General safety and security to prevent bike thefts and loitering
- Bike storage
- Open green spaces, parks and landscaping
- Lighting for safer streets maintaining existing accesses/paths
- Improved waste disposal strategy
- Good, proper cleaning of the estate and some external painting



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. Design

We will address the height and density of proposed building, overlooking, landscaping through our design development stage.

Some surveys will be carried out to understand the impact of these concerns and design solutions will be found, where possible for these.

We will soon set up a group of residents who will be engaged throughout the design and development of the new homes and will have a real say as matters progress.

As promised, we will let you know once we have appointed the Architect and Employers Agent and introduce them to you.



11,000 new council homes

## Our Feedback to your Comments

### 2. Demolition and Construction

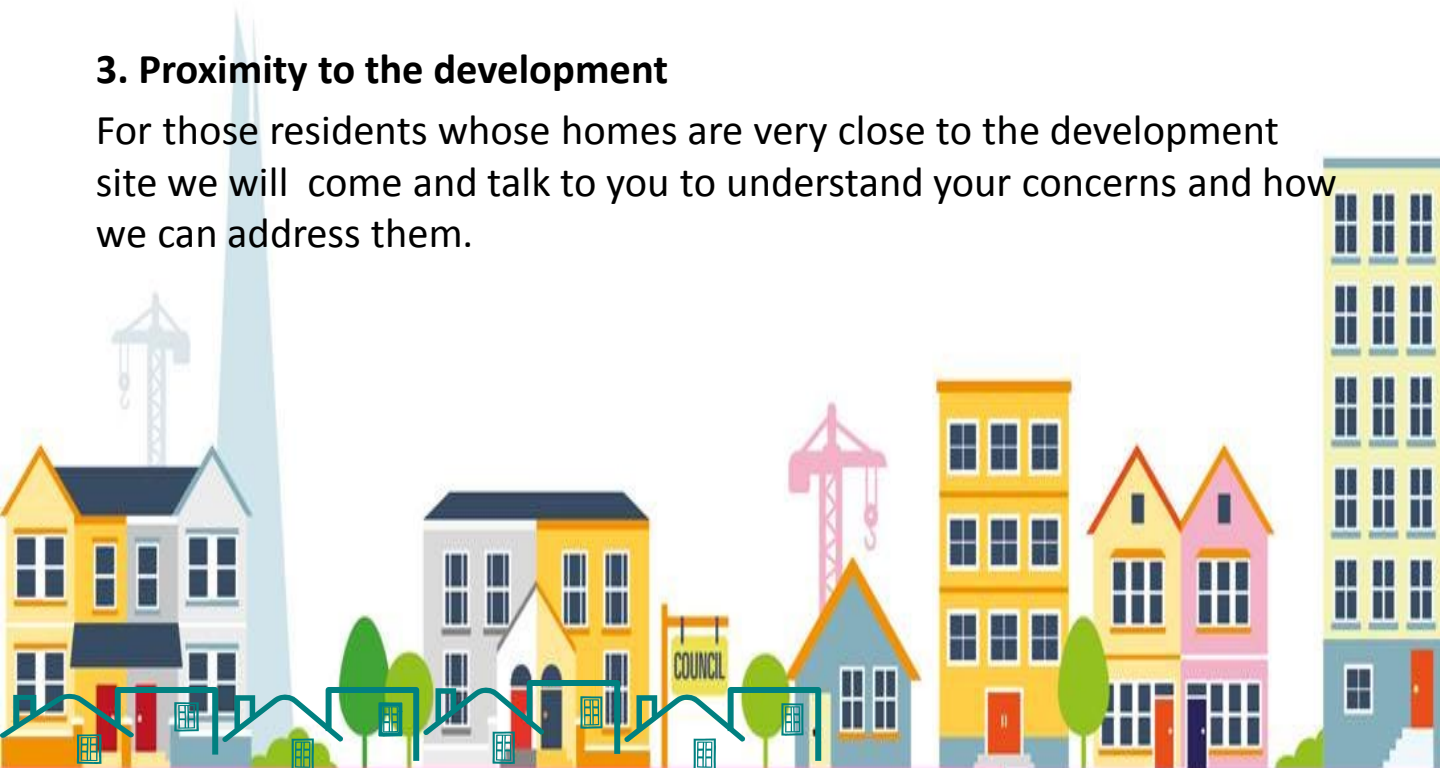
We are proposing to demolish the garages to make possible much needed council homes. We will give long, adequate notice to tenants before the garage tenancies are terminated.

The contractor, when appointed will be responsible for ensuring they take steps to manage any noise, vibration and pollution from the building works.

Following queries you raised about parking, we are taking steps to ensure future occupiers of the proposed development are prevented from applying for a parking permit.

### 3. Proximity to the development

For those residents whose homes are very close to the development site we will come and talk to you to understand your concerns and how we can address them.



## 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:

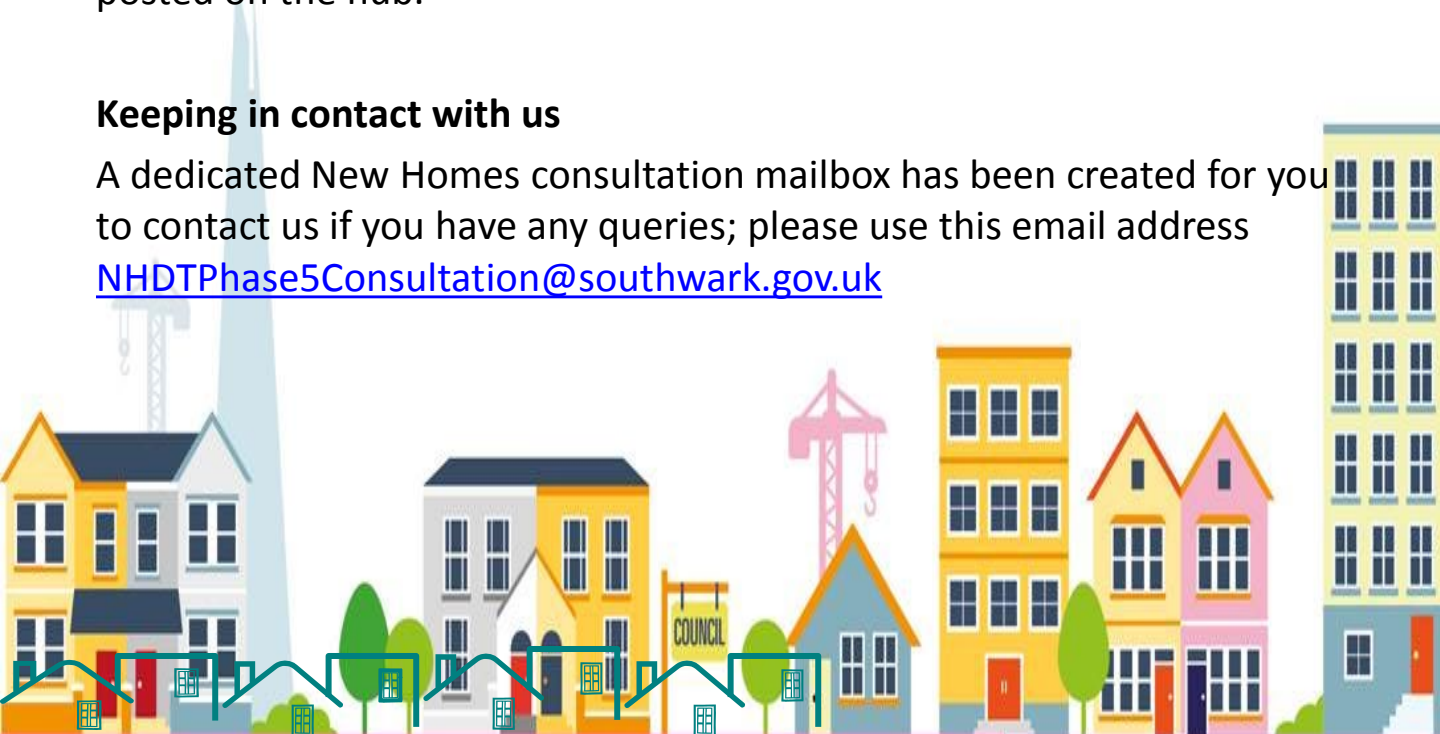
[www.southwark.gov.uk/leroystgarageproposedhomes](http://www.southwark.gov.uk/leroystgarageproposedhomes)

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](mailto:NHDTPhase5Consultation@southwark.gov.uk)





## 11,000 new council homes

### Indicative Next Steps

Summer 2020	Resident Project Group set up
Winter 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

