



Sceaux Gardens update

November 2019

Your update about the development of new homes at Sceaux Gardens.

What you need to know:

We're creating new homes at Sceaux Gardens as 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.

We're demolishing the Racine and Florian blocks as well as the Marie Curie garages and redeveloping the spaces to build 81 homes as a way to improve the estate for all residents as well as provide new homes.

These new homes will be built in Florian, Racine, and the garage block opposite to Marie Curie. Of these:

- 50% will be prioritised for existing residents of Sceaux Gardens who are in housing need, so they can continue to live near family, friends, and services they currently use. Of these, 15 will be one-bed homes for existing residents of Florian and Racine to return to.
- 50% will be allocated to people on our wider housing waiting list.

Construction will take place in two phases between early 2020 and 2023.

A key priority for us in creating new homes at Sceaux Gardens is to make improvements to the whole estate so everyone can benefit. This includes making improvements to the access way in front of Marie Curie, making landscaping improvements around the central green and the new builds, and moving the refuse area at the corner of Marie Curie to a new location around the garage site – as this area is very unsightly, we'll also be creating a housing for recycling refuse bins in the new location.

Timeline

Redevelopment will start with Florian and the garage block adjacent to Colbert. Once this is complete, we'll start construction on Racine. Doing construction in two phases will ensure you can continue to access the gardens and walkway throughout, and that residents are not surrounded by building works at any one time.

Autumn 2019	Procurement process starts
Early 2020	Planning submission
Mid 2020	Meet the contractor event Construction starts on Florian and garage site
Early 2022	Construction ends on Florian and garage site Construction starts on Racine
2023	Construction ends on Racine Landscaping work ends

Latest updates

We're in the process of finalising the design of new homes at Sceaux Gardens and identifying a suitable contractor before submitting for planning permission. The design has been changed following resident feedback from the open event held last year. The design will now include toughened glass panels instead of metal fins on the exterior of both Racine and Florian.

With these new features, the building should look like this:



Some residents from Florian and Racine have now successfully moved to new homes in the local area, with the option of returning to one of the new one-bed homes. We're continuing to make sure suitable homes are available for existing Florian and Racine residents to move in to.

We've started securing the empty homes and will complete this in early spring.

Working with you

It's really important to us that we work with residents when we create new homes in Southwark.

As part of creating new homes at Sceaux Gardens, we work alongside a project group made up of representatives from the Tenants and Residents Association (TRA), the South London Gallery, and a number of Sceaux Gardens residents.

The group meets regularly with others involved in the new homes project, such as architects and project managers, to help us decide how we're going to deliver new homes in a way that benefits everyone.

Your views

At the last TRA meeting, we agreed that:

- We will consider additional lighting for the walkway in front of Florian block as requested.
- We will support the TRA with their request to relocate plants from former tenants' gardens into the communal gardens.
- Contractors would adhere to considerate construction principles (for example, not working on weekends), and that there would be a meet the contractor event.
- We have fed back comments on rehousing matters (such as delays to receiving homeloss payment) to other council departments and will continue to seek the best possible outcomes for affected residents.

Your contacts

Reporting repairs: 0800 952 4444

Resident Services Officer:

Sonia Forrest - Sonia.Forest@southwark.gov.uk / 020 7525 7018

Sonia is here to support you with your housing needs, and Racine and Florian residents with finding a new home.

Housing solutions advice:

Celestina Madubuobi - Celestina.Madubuobi@southwark.gov.uk / 020 7525 4193

Celestina can help you with the bidding process for a new home.

If you'd like to know more about this project:

Elisha Stewart - Elisha.Stewart@southwark.gov.uk / 0207 525 3069

James Cross - James.Cross@southwark.gov.uk / 0207 525 1284