



PYNFOLDS ESTATE

APRIL 2021

NEW HOMES UPDATE

We're creating new homes on Pynfolds Estate as part of our commitment to providing more quality council homes across the borough. We have 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.

Of these:

- 50% of homes will be prioritised for existing residents of Pynfolds Estate who are in housing need, so they can continue to live near family, friends, and the services they currently use.
- 50% will be allocated to people on our wider housing waiting list.

Pynfolds Estate 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 in the link below this newsletter. Alongside the development of new homes, we will carry out some improvements to the area surrounding the development site.

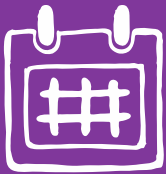
LATEST UPDATES

Two project group meetings were held in December 2020 and February 2021. Cottrell & Vermeulen Architects identified the opportunities for the new building by establishing the character and appearance of the local area, and identified the site constraints and opportunities. Two designs for the proposed new building were presented but after receiving some concerns and feedback from the Project Group the first option was felt to be unsuitable. Since then we have developed the second design option with the design team and the Pynfolds Project Group.

Since then we have developed the proposals with the full design team, Southwark New Homes Team and the Pynfold Estate Project Group. We have also had some early discussions with the planning department and have submitted a formal pre-application.

As part of the pre-application we have prepared a draft Design and Access Statement describing the proposals. This will include various survey reports which have been reviewed, all undertaken by independent professional consultants and assessed to inform the design so far.

Presentations and proposed development of designs can be found on our Commonplace website, details of which can be found later in this newsletter.



TIMELINE

Estimated Timeline – Subject to Consultation:

Summer 2021 – Resident and Project Group meeting on final designs

Summer 2021 - Planning submission

Winter 2021 - Planning approval

Spring 2022 - Appointment of contractor

Spring 2022 - 'Meet the contractor' event for residents

Autumn 2023 - Building completed. Residents move into their new homes

PYNFOLDS WIDER ESTATE RESIDENTS'

VIRTUAL EVENT

Please join us in the Pynfolds Wider Estate Residents' Virtual Event. Please refer to the flyer attached to this letter for details and more information. We want to invite all residents who live or work nearby to join us on May 12th at 6:00 pm.

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.

To ensure you are kept up-to-date with what we are doing we have created a Pynfolds Estate website on Commonplace.

KEEP UPDATED ONLINE

The link to access the Pynfolds Estate Commonplace page is:

<https://pynfoldsestate.commonplace.is/>

The link to access the map of new homes sites on the Southwark website is:

<https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/map-of-new-council-homes-sites>

YOUR CONTACTS

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

WE'RE BUILDING
11,000 NEW
COUNCIL HOMES
ACROSS SOUTHWARK



PYNFOLDS WIDER ESTATE RESIDENTS' VIRTUAL EVENT

Please join us for a virtual residents' Open Event to discuss the proposed new homes development at Pynfolds Estate. We would like to take this opportunity to invite everyone in this local community to the session below held over Zoom:

Wednesday 12th May 2021 at 6:00 pm to 7:30 pm.

This meetings will give residents a chance to speak to the Project Team; ask any questions you may have and tell us your views about current proposals.

We would like to meet you in person, but we need to hold the event virtually to adhere to social distancing requirements to prevent COVID-19 transmission. If you would like to attend, please confirm with me by emailing or calling on the details at bottom of the page.

To join Zoom meeting click on the following link:

<https://zoom.us/j/92410528795>

Meeting ID: 924 1052 8795

Passcode: 343823

To dial in to the event using your telephone please dial the number below:

+442039017895 United Kingdom

The presentation is located on Commonplace consultation website, for you to view at any time.

We want to reach out to all residents. If you find it difficult to attend a virtual meeting, then please call or email us with the contact details below and we will make every effort to arrange an alternative method to include you.

Contact Details: NHDTPhase5consultation@southwark.gov.uk / 07395 854 757

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Council
southwark.gov.uk