

**Cllr Stephanie Cryan**

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September 2021

Dear Resident,

## **RE: Flaxyard Site update (behind 1-51 Peckham High Road)**

I just wanted to send you this update on our new council homes development in the heart of Peckham on the Flaxyard Site. You may have seen and heard some discussion around these plans on the local news and radio and so I want to make sure you have all the facts.

As you may already be aware, building works have now started to build a new council housing development on the Flaxyard site. Building firm Bouygues UK began work in August 2021 to build 120 new genuinely affordable homes made up of 96 council homes for social rent and 24 council-shared ownership homes to help local families get a first foot on the housing ladder.

There will also be a ground floor shop in one of the blocks on the high street, as well as a play garden to enhance the local area. There will be no private sale housing on this site. We had also planned to develop the neighbouring Sumner House, but we have cancelled these plans and they will not take place.

## **Housing need in Peckham**

There is a very real need for genuinely affordable housing in Peckham, with more than 270 households currently on the council's housing waiting list in the Peckham ward. Many of these are people living in unsuitable or overcrowded accommodation, sometimes whole families living in a single room. Our 'local lettings policy' means that many local people in housing need will benefit from the new homes being built at the Flaxyard site, and will be able to continue living in their local area close to friends, family and the services they currently use.

There are over 15,000 households on the waiting list for a new home across the borough, and 3,200 families living in temporary accommodation. It is for this reason I believe we have a moral duty to build many more council homes to meet this need. Please do contact me if you have any questions.

Yours Faithfully,



**Cllr Stephanie Cryan**

Cabinet Member for Council Homes and Homelessness

# FLAXYARD SITE UPDATE

(BEHIND 1-51 PECKHAM HIGH ROAD)

SEPTEMBER 2021

## The Flaxyard site

This site is a brownfield area of land bought by Southwark Council from a private owner and temporarily grassed over.

The site sits in the heart of Peckham, located between Peckham High Road, Sumner Avenue, Melon Road and Peckham High Street.

Various different developments have been planned at this site over a number of years, and the land was designated by the council for homes.



## Looking forward

Now that work has begun on the site to deliver these new much-needed council homes, we will work closely with our building contractor to ensure that any disruption to local residents is minimised.

While there may be some noise and dust at different stages, we will try our best to limit this to reasonable hours of the day and mitigate these issues as far as possible. If you want to raise any issues about the site as we move forward, please do contact the project lead using their details included on the final page of this newsletter.

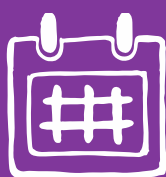
When the project is complete and the homes are ready to be let, at least 50% will be offered to existing local tenants who are in housing need in the immediate area, so they can continue to live near family, friends, and the services they currently use.

The remaining properties will be open to applications from other residents on the Southwark housing waiting list.

You can read more about the application process at: [www.southwarkhomesearch.org.uk](http://www.southwarkhomesearch.org.uk)

## FLAXYARDS: THE BACKGROUND

- This site was privately-owned by a company called Flaxyards, which intended to build offices on the land.
- These plans fell through and so Southwark Council stepped in to purchase the land. The council's original intention was to use the site as a passenger interchange for a planned Cross River Tram, and a bus interchange.
- These plans were also dropped and so the council then decided to use the site to provide genuinely affordable homes for Southwark residents.
- In order to preserve the space while designs were explored and consultation carried out, the site was grassed over in the meantime.
- In 2015, we launched a project to build new affordable housing on the Flaxyard site in partnership with the Clarion Housing Association. Unfortunately this didn't work out, and after the development partnership ended, we decided that it was better for us to build the much-needed affordable homes for local people on the site ourselves.
- The most recent planning application originally included a plan to convert the council's Sumner House building into another residential development to help fund the council homes on the Flaxyard site. However, because this building is still needed to provide office space for social workers, these plans have been cancelled and will not take place.
- Any future project to develop Sumner House will require a new planning application.



## CONSULTATION TIMELINE

There had been extensive consultation with residents in relation to this site, including events, in-person meetings and an online survey:

- |   |                       |
|---|-----------------------|
| • <b>First public event</b>                       | <b>July 2015</b>      |
| • <b>Online consultation</b>                      | <b>March-May 2016</b> |
| • <b>Door knocking local businesses</b>           | <b>April 2016</b>     |
| • <b>Meetings with local schools and churches</b> | <b>June-July 2016</b> |
| • <b>Second public event</b>                      | <b>July 2016</b>      |
| • <b>Meeting with local Residents Association</b> | <b>Sept 2016</b>      |
| • <b>Planning Application Approved</b>            | <b>Nov 2016</b>       |
| • <b>Works start</b>                              | <b>Aug 2021</b>       |
| • <b>Expected completion date</b>                 | <b>Autumn 2023</b>    |

## GREEN SPACES IN SOUTHWARK

Southwark has an extensive network of parks and open spaces, including natural woodland, parkland, playing fields, cemeteries, allotment gardens, amenity places and play areas. We have 105 green public spaces, including five major parks, 33 local parks, 15 gardens and squares, two sports grounds, five adventure playgrounds and 42 other open spaces. The council does not and will not build new homes on any of the parks or designated open spaces in the borough. We know how important green spaces are for our residents, which is why we carefully assess the local area when we plan any new developments.

### Parks near to the Flaxyard site



Residents living in the local area near the Flaxyard site can enjoy easy access to a range of parks close by. Sumner Road Park is 135 metres from the Flaxyard site, and the start of Surrey Canal Park is 110 metres away which leads onto Jowett Street Park and towards Burgess Park.

Once the development is completed, Families living near the Flaxyard development will also benefit from the play garden, which will feature a range of play items, plants, seating and arches.

**Blue: Flaxyard site area**

**Green: Parks nearby**

**Red: Sumner House (Plans cancelled)**

### Investment in the environment

As with most of our new homes developments, we will be investing to make improvements to the natural environment and the local area as well as providing desperately-needed council housing.

We will be planting new trees at the Flaxyard site to improve the quality of the landscape. We will also be taking positive action to protect and preserve wildlife and biodiversity in the area by building 'insect hotels' and bird boxes at the site. If you have any questions, comments or concerns about the Flaxyard development and the works on site, please get in contact with us using the contact details below.

## YOUR CONTACTS

Cat Janman – Project Manager  
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For further information go to: <https://www.southwark.gov.uk/housing/new-council-homes/where-we-re-building/peckham/flaxyard-site>