

Wyndham & Redcar

Wyndham Road and Redcar Street Project Update

Issue 1 | 28 January, 2019

Happy New Year and welcome to the first edition of the Wyndham Road and Redcar Street (Wyndham Redcar) project update. The project is part of the Council's commitment to build 11,000 new council homes by 2043.

The purpose of this update is to ensure local residents know how the project is progressing and we aim to issue it at least once every quarter.

If you have any questions or concerns about the project please contact the project manager, Nafeesa Chalisa, at nafeesa.chalisa@southwark.gov.uk

Partnership with Clarion Housing Group dissolved

Wyndham Redcar was part of Lot B of the Southwark Regeneration in Partnership Programme which was awarded to Clarion Housing Group to deliver 606 new homes (including 285 council and 94 intermediate), 4,132m² of commercial space and community facilities including a new church, a community gallery, workspace, and new community hall across 10 sites. However, despite the best efforts of both parties, it became clear that the programme could not be delivered as contracted. Following several meetings between officers from both organisations, it was agreed mutually that it was in both parties' interests to terminate the agreement. The termination of the agreement was finalised on 22 January 2019.

Plans for moving forward

The Council is exploring options that include delivering the project directly or with another partner. The project team is in the process of reviewing the key issues faced over the last 3 years on this project and have commissioned an additional capacity study to inform the viability assessment needed to take proposals for the site forward. The study does not exceed the 114 units which the Council's Planning Department advised was the maximum density permissible on this site (including the Carey Court block).

No further work will be undertaken on the design until after project steering and residents have been consulted.

Members of the project steering group will be emailed with details for a relaunch meeting in February/March 2019. Residents in Finley Court will receive a letter reaffirming their rehousing options and Carey Court residents will be written to by their landlord, Riverside Housing Group. We are also in communication with Brandon Baptist Church board members.

Save the Date: Consultation for Project Re-Launch

The Council will be relaunching the project with a consultation event in late February/early March 2019. This would include a review of concerns &

proposals for the wider area that were raised at previous consultation events, such as:

1. Redevelopment plans for the Redcar Street undercroft garage on the Wyndham Comber estate.
2. The rat-runs taking place from Councillor Street to Redcar Street to avoid Camberwell New Road and the implications of pedestrianizing Redcar Street
3. Redevelopment of the adjacent Hillington Boys Club and the opportunity for both schemes to work together towards local improvement plan

Please use the link below to read through some background information about this scheme. Also, do look out for the invitation which will be posted on the project page.

<http://www.southwark.gov.uk/regeneration/southwark-regeneration-in-partnership-programme?chapter=20>

