



KINGSTON ESTATE UPDATE

SEPTEMBER 2021

Dear Resident,

Thank you for attending the outdoor open event on Tuesday 27 July 2021 on the green space outside Everett house.

Your feedback and comments have been noted.

- Feedback from many residents and the 'save our green space' campaign was that they were concerned about the proposed loss of green space on the estate and the impact on sunlight and daylight to the existing properties.
- Many residents understood the need for new housing but generally felt the estate was already sufficiently developed.
- Some residents did support the new development and expressed their view that everyone has the right to affordable housing.
- Concerns were raised that the proposed new housing would not be for social rent purposes and would be 'sold off' privately. We explained that this was not the case and 100% of the accommodation proposed was for social rent purposes only.
- Concerns were also raised about the loss of privacy for those in the existing accommodation.
- Some residents suggested that the council should upgrade and maintain the existing estate and properties before providing new homes on the estate.
- The need for CCTV on the staircases, security doors, estate cleaning, re-decoration and structural works were suggested as improvements that could be made to the estate.
- Roof leaks, anti-social behaviour, drug issues, poor drainage, damp issues, and an illegal mosque were raised as issues which needed to be addressed.

The new homes proposed on Kingson Estate would be council homes for social rent for residents on Southwark's housing waiting list. At least 50% of the new homes would be offered to local tenants in housing need in line with the council's local lettings policy.

The proposed development would provide the following council homes for social rent:

- 1 x one-bedroom two-person maisonette
- 3 x two bedroom three-person maisonettes
- 2 x one-bedroom two-person flats
- 2 x two-bedroom three-person flats

The proposed new development would provide eight new homes and landscaping, utilising the green space in front of Everett House and on the garage site.

The drawings below show what the proposed development would look like:



View of proposed courtyard landscape

LATEST UPDATES

The planning application for this site has now been submitted.

HOW TO COMMENT ON THE PLANNING APPLICATION

You will be able to look at the application and provide comment on the council's online planning portal <https://planning.southwark.gov.uk/online-applications> using the unique planning reference number. This planning reference number is: **21/AP/3140**. Click on "Make a comment" and leave your views.



Your concerns about the new build were:

- Loss of green space
- Impact of daylight and sunlight for the existing residents
- New homes would be for private sale
- Loss of privacy for existing residents

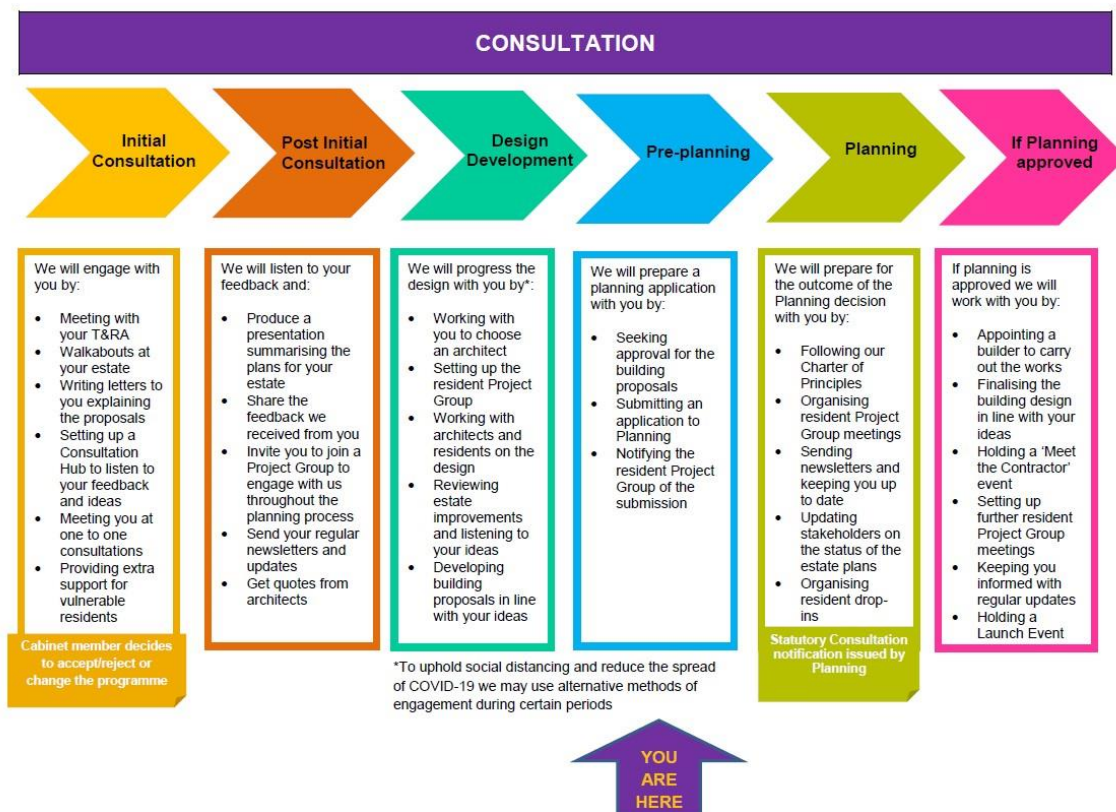
Our response to your concerns:

- As part of the planning application we have conducted a sunlight and daylight test to ensure that the current residents are not adversely affected by the proposal.
- The green space would be landscaped and the allotment area maintained and tided.
- The new homes have been designed to align away from existing buildings and allow privacy.
- All new homes built on the estate will be council homes for social rent.

Some residents were supportive of the new building:

- Some residents did support the new development and expressed their view that everyone has the right to affordable housing.
- Some residents expressed interest in applying for the proposed properties.

All our New Homes consultations follow the consultation process which is outlined below. Kingston Estate is currently at the pre-planning stage.



NEXT STEPS

Now that the planning application has been submitted, statutory consultation will be carried out by Planning. They will be in contact with local residents regarding the application and you will have the opportunity to comment on the application.

TIMELINE

Anticipated Timeline – Subject to Consultation:

Sep 2021 - Planning submission

Winter 2021 - Planning approval

Spring 2022 - Appointment of contractor

Spring 2022 - 'Meet the contractor' event for residents

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

KEEP UPDATED ONLINE

You can access the latest information on the Kingston Estate proposals from the link below:

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

You can also scan the QR code on the next page with your mobile phone to access the Commonplace site:

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>

You can also scan the QR code below with your mobile phone to access the Southwark website:



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