

ALL TENANTS AND LEASEHOLDERS  
DODSON & AMIGO ESTATE

Housing and Modernisation  
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**Ref: LBS/Dodson/mar20**

Dear resident,

### **New Homes Update**

Thank you to those of you who took the time to complete our online survey which closed on Friday 13<sup>th</sup> March 2020. The survey asked you to tell us how we could improve your estate and where we could build new homes. I am writing to let you know what was said and what our next steps will be.

The council remain committed to work with residents on our programme during this period of uncertainty and will follow the advice issued by Central Government as to the precautionary measures and action to take to ensure that residents, staff, and partners are protected from the Covid-19 (Coronavirus) Therefore, for foreseeable future we're adapting the way we consult to remove unnecessary social contact. We will:

- continue to liaise with the TRA
- keep you informed via the Consultation Hub  
<https://www.southwark.gov.uk/dodsonestateconsultation>.
- continue to write to you directly
- depending on Central's Government advice about Covid-19 on when it is possible to do so, we will attend meetings with residents

Our next step will be to ask the Cabinet Member for Social Regeneration, Great Estates and New Council Homes to consider the feedback received and make a decision on whether new homes and wider improvements to your estate should happen. If the Council decides to go ahead it will contact you again to let you know.

In the meanwhile, please send your comments to your TRA as they are regularly in touch with the Council or contact your Ward Councillors.

Yours faithfully

**Geeta Le Tissier**  
**Interim Project Manager**

**Dodson & Amigo Estate  
New Homes Programme Feedback from Survey**

The number of completed questionnaires received and respondents:

<b>Dodson &amp; Amigo Estate</b>	<b>No of consultees</b>	<b>No of replies</b>	<b>% of households</b>	<b>% replies</b>
No. of consultees	185	19	10.27%	
No. of home owners respondents		10		52.63%
No. of Council and Private Tenants		9		47.37%

**Feedback from Consultees:**

<b>Estate</b>	<b>Dodson &amp; Amigo Estate</b>
<b>Feedback from consultees</b>	<ul style="list-style-type: none"> <li>• Residents value the green spaces and would like more</li> <li>• ASB – drug dealing and using – especially on the stairs of 49-56 Dodson Street</li> <li>• Security Doors – not working or do not exist at 49-56 Dodson Street</li> <li>• Painting of external buildings</li> <li>• Wayfinding / Signage</li> <li>• Drainage</li> <li>• “The estate is perfect” – “The Council has done a good job”.</li> </ul>
<b>Feedback on New Homes</b>	<ul style="list-style-type: none"> <li>• 12 residents said that they did not think there was any space</li> <li>• 7 residents were either for or had no view of where new homes could be built but thought it was a good idea.</li> <li>• Areas suggested were garage sites and the small bit of green in front of Amigo House.</li> </ul>

	<b>Greenspace</b>
<b>Feedback</b>	<p>Many residents said that they value the existing green space and that they would like to retain it. Some people also said that they would like to have an amenity space where children could play.</p> <p><b>Green space</b></p>
<b>Proposal</b>	<p>That the strip of land which sits outside of the wall to the estate at Dodson Street entrance be included as part of the estate improvements to create a larger more green space.</p> <p><i>This will need the agreement of Highways and discussions to date have been encouraging.</i></p>

	<b>Repairs &amp; Maintenance</b>
<b>Feedback</b>	Some residents raised concerns about repairs, painting of external walls and general maintenance.
<b>Proposal</b>	<p>These concerns have been sent to our Resident Services and the Major Works Teams for inclusion in their programme of work</p> <p>The drainage issue will be looked at during early soil investigations should any new development take place.</p> <p>Where possible we will also include local improvements as requested by residents such as better signage and better lighting.</p>

## New Council Homes

The area shown below edged in red is where the council thinks new homes could be built. It is estimated that approximately 10-11 new homes could be built subject to design development and planning.



This will be 2-3 homes more than the number of existing flats. However the new flats will be considerably bigger. In order to provide the space needed for the new homes, the two blocks of garages on Dodson Street are also included in the proposals.

We have listened to the TRA who have said that the area is dense and are proposing a very small development.

On your estate, there are five people who need to be rehoused. When we build new council homes, we make sure at least 50% go to local tenants in housing need and that our new council homes are let at council rent. Existing residents will be guaranteed a home on the new development if they want one and will be rehoused during the development period.