



PYNFOLDS ESTATE UPDATE

NOVEMBER 2021

We're aiming to build new homes on Pynfolds Estate as part of our commitment to providing more quality council homes across the borough. We have committed to building 2,500 new council homes by May 2022. – 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.

We are building eight council homes and landscaping by utilising the car park site which is situated on the corner of Paradise Street and Cathay Street

Under our current local lettings policy:

- At least 50% of new council homes will be offered to existing tenants who are in housing need in Pynfolds Estate or the local area, so they can continue to live near family, friends, and the services they currently use.
- The remaining homes will be allocated to people on our wider housing waiting list.

However we are consulting with residents about a new local lettings policy, which could mean that up to 100% of new council homes are let to local residents.

LATEST UPDATES

As you may be aware, the planning application was submitted for this development on August 2021. You can look at the application on the council's planning portal using reference: 21/AP/3118.

The proposal was referred to Southwark's planning committee for review and this committee met on 16 November 2021 and approved the plans for new proposals.

NEXT STEPS

The new homes proposal also include plans to improve the estate for all residents. The proposed landscape for the home homes proposals are:

- We will be planting at least five trees and adding additional trees throughout the estate.
- We will develop a landscape seating area on the corner of Paradise Street and Cathay Street.
- We will provide new fencing in the courtyard.
- We will provide a new pedestrian route with a direct linked route through to the courtyard garden.
- We will create additional entrances at specific locations around the fences to the courtyard to open up the landscape and make the garden space more permeable.
- There will be new planting to enhance and compliment the existing plants.
- There will be new resin bound gravel surfaces on the paths.
- We will repair the benches in the courtyard.
- We will create wildlife habitats and bird boxes in the trees.
- We will improve and refurbish the playground.

Details of these proposals will be available for you to see on the consultation Commonplace.

CONTACTOR APPOINTMENT

We have started the process to appoint a contractor who will build the development. This will take some time and we will update you in due course. We aim to start construction works in Spring 2022.

Prior to works commencing on site we will hold a **'meet the contractor'** event. This event will be held either virtually or face-to-face, depending on government guidelines. This will be an opportunity for the TRA, local residents and stakeholders to meet the contractor and ask any questions or raise any concerns you may have about the construction of the proposed project.

All contractors working for the council must be registered with the Considerate Contractors Scheme which is an independent organisation that ensures construction sites operate to a high standard.

KEEP UPDATED ONLINE

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

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

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



The link to access the map of Southwark website is:

new homes sites on the

<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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