



SCEAUX GARDENS NEW HOMES UPDATE

MARCH 2021

We're creating new homes on Sceaux Gardens as part of our commitment to providing more quality council homes across the borough. We have committed to creating 11,000 new council homes by 2043 – 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.

When we last wrote to you we said that we will be demolishing the Racine and Florian blocks as well as the Marie Curie garages; and redeveloping the spaces to build 81 homes as a way to improve the estate for all residents as well as provide new homes.

We are now reviewing the proposals and designs that were last shown to you and ensuring that they comply with current standards and regulations.

Although we do not anticipate that the project will change fundamentally from original proposals. We will be arranging resident consultation and Project Group meetings in the coming weeks. We will also be meeting with the Tenants and Residents Association (T&RA).

The new homes will be built on the site of Florian blocks, Racine House, and the garage block, opposite Marie Curie House.

Of these:

- 50% of homes will be prioritised for existing residents of Sceaux Gardens who are in housing need, so they can continue to live near family, friends, and the services they currently use. Of these, 15 will be one-bedroom homes for existing residents of Florian and Racine to return to.
- 50% will be allocated to people on our wider housing waiting list.

Community engagement is key to the delivery of new homes strategy. To ensure inclusive cohesion and to maintain transparency throughout the new homes programme, we have commissioned Daisy Froud, an independent consultant, to review our engagement strategy.

Daisy will ensure that we carry out the consultation that you have asked for and that has meaning to you. We will endeavour to ensure that we build, sustainable relationships and have processes in place for meaningfully engage with you about the design and delivery of the new homes, and the wider estate.

Daisy is in direct talks with the T&RA, and New Homes Project Group. She is keen to hear views about what works best and how we can improve on our methods for engaging with the immediate and wider community. If you would like to share any thoughts with Daisy, please contact us on NHDTPHase5consultation@southwark.gov.uk. We will forward your thoughts to her, and she will take matters forward with yourselves and Southwark Council, via phone call, e-mail, Zoom or Teams.

LATEST UPDATES

Estimated Timeline – (Subject to Consultation):

Spring/Summer 2021	Demolition of Florian block
Spring/Summer 2021	Planning submission
Summer 2021	Meet the contractor event
Autumn/Winter 2021	Construction starts on Florian and demolition of garage site (Potential location for site compound)
Winter 2021/Spring 2022	Construction starts on Racine House site
Spring/Summer 2023	Construction ends on Florian site
Summer/Autumn 2023	Construction ends on Racine and construction starts on garage site
Autumn/Winter 2024	Construction ends on garage sites and landscaping works complete

NEXT STEPS

- Architects design review
- Resident's drop in sessions to provide an updated overview, and present proposals
- Project Group meeting – to review design proposals in detail
- Agree final scheme

- Progress towards planning submission

The Project Group will meet with the architect and Southwark's project team, to help us decide how we are going to deliver new homes in a way that benefits the community as a whole.

In addition to the above, we are in the process of working up a planning submission for the demolition of Florian House, in advance of the main planning permission for the new homes. This will enable the construction of the new homes to progress more quickly, once we receive planning permission.

CONSULTATION DURING THE COVID-19 PANDEMIC

We remain committed to ensuring we consult with you throughout the design and development stages of the proposed new council homes. We want to make sure of you are involved in the most important decisions as we progress.

For the time being as a result of the current Covid-19 situation, we are following the social distancing directive from Central Government and so are unable to hold meetings or to carry out consultation in-person. This means that meetings will be held online via video calls and information and feedback can be given via the Commonplace website (please see link below).

If you do not have access to the internet or would like to provide feedback in a different way, please let us know or feel free to give us a call to discuss the project with us in more detail. You can arrange a call with us at a convenient time that works for you. We can also send information and material to you by post.

If guidance changes and we are once again able to hold meetings, we will consult with residents about their preferred method of communication and consultation.

YOUR CONTACTS

Resident Services Officer: Sonia Forrest - Sonia.Forest@southwark.gov.uk / 020 7525 7018

If you'd like to know more about this project. The new Project Manager and Officer:

Project Manager: Coral Mitchell - Coral.Mitchell@southwark.gov.uk / 07523 921 266

Project Officer: Khang Le - Khang.le@southwark.gov.uk / 07395 854 757

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