

Proposed new council homes at Tissington Court.

Newsletter - May 2019

Welcome to the May edition of the Tissington Court newsletter, which aims to keep you informed and up to date about the council's plans to build new homes in your area. Many of you have already attended meetings about this project, and the council's aim to deliver new homes for local people, including 11,000 new council homes by 2043. We are pleased to announce that we have made some significant progress with the scheme since we last met.



Why are Southwark Council planning to build new council homes?

The housing crisis means lots of people are struggling to find good quality homes at affordable prices in London, including more than 11,000 on our housing waiting list. That's why Southwark Council has committed to delivering 11,000 new council homes for Southwark residents. As an inner London borough spaces to build are limited, and so we are having to explore every possible option, including building on our estates.

We know that changes in your neighbourhood can be unsettling and we will continue to keep you updated and answer your questions as the projects continue.

What is the council proposing?

As you may be aware we have developed proposals for 36 new council flats in a block to be built at Tissington Court on the podium facing onto Rotherhithe New Road SE16. All of the proposed flats will be council homes at council rents; and at least 50% of the new homes will go to local residents from your estate that are in housing need (there are currently 100 households from the Tissington Estate and nearby Silverlock and Hawkstone Estates on our housing waiting list).

The proposed new block will be five storeys high and it will only be built with planning approval. The 36 flats will be a mix of one, two and three-bedroom flats, some of which will be wheelchair accessible.

Will existing residents benefit from the scheme?

The new homes will result in a number of benefits to existing residents which include:

- Priority given to those tenants living on the estate who are in housing need, with 50% of the new homes be available for local lettings
- Landscaping the podium and turning it into a courtyard that can be accessed by residents of the estate only
- Improved landscaping on the St Helena Road side of the blocks where the multi use games area will be relocated
- A new play area for younger children
- Improved green spaces
- Improved estate lighting
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Structural works to the podium area, paid for as part of the project

If you need any more details about these benefits, do not hesitate to contact Danielle Patten the Project Manager.

Have the council changed any of the plans we have seen so far?

So far we have had some drop in sessions for residents. At these events residents were able to review plans and meet the design team. At the last resident drop-in meeting on 27 November 2018 residents raised a number of queries and set out below you will find our response to those issues:

- **Where will the multi use games area (MUGA) be relocated to on the estate?**
The relocation of the MUGA is necessary to make way for the new building; most residents were in favour of this being relocated to the south of the site on the green area at St Helena Road. We will also introduce a children's play area that will form part of an extensive upgrade to the landscaping in this area.
- **Can a green roof or roof garden be introduced to the top of the new block?**
We are proposing to landscape the courtyard area of the podium for residents to use as a communal space. Solar panels will be placed on the roof of the proposed new building. A green or brown roof will also be provided where space allows.
- **Will the new homes affect the daylight/sunlight to the existing homes & cause overlooking?**
The positioning of proposed new homes will comply with the planning policy for the area which takes into account the impact on daylight and sunlight on existing homes and we will do all we can to limit any impact.
- **Will the external appearance of the new block blend into the existing estate blocks?**
For the exterior of the new block, bricks will be chosen that will blend and complement the existing buildings.
- **Will there be any cost to leaseholders for structural restoration work to the podium?**
A structural survey indicated that the podium needs restoration works within the next four years whether the development proceeds or not. If the development proceeds then the cost of the structural podium works will be absorbed within the development budget, however if this scheme does not proceed then leaseholders maybe required to make a contribution.

What will the timetable be for building the new homes?

Summer 2019	Submission of planning application
Winter 2019	Appointment of a contractor
Spring 2020	Start on site
Winter 2021	Completion of construction works and residents move in

Will I have a chance to comment again before the council puts in a planning application?

Yes of course. We want to hear from you and we want you to come along to our new homes drop-in session on **Tuesday 21st May 2019** between **4-7pm** at **Silverlock Hall, 2 Warndon Street, SE16 2SD** to view the design and development proposals prior to the council submitting a planning application.

Who can I contact about this proposal?

If you have any concerns or queries please let us know. You can contact:

- **Danielle Patten**
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