

Woodland Road

New Council Homes

Update and further information on the proposal and process

Building New Council Homes at Woodland Road

The Proposal

The proposed site for the development of new homes at Woodland Road is the green area at the junction of Woodland Road and Gipsy Hill. The new homes will be council homes at council rents. The area to be redeveloped can be seen on the map below:



We will be working with residents to identify estate improvements that can be delivered alongside the new homes. The initial ideas that have been suggested for estate improvements are:

- Works to the existing blocks such as improving the undercroft pram sheds
- Making better use of the green space
- Better refuse and recycling
- Design out anti-social behaviour

What this means for you

The development of new council homes will help to meet the acute housing need across the borough and contribute towards the overall target to develop 11,000 new council homes across Southwark.

We will operate a local lettings policy. This means at least 50% of the new homes will be let to tenants from the estate that are in housing need, for example, residents that are overcrowded and in need of larger accommodation.

In addition to the development of new homes we will also carry out improvements to the estate that all residents can benefit from. The ideas for these estate improvements will be developed by you and the process for this is outlined in further detail below. We will also work with other teams from across the Council on any ideas or improvements that may be delivered by these teams, for example, external decorations to existing blocks.

We are setting up a **Project Group** who will work with us throughout the life of the project and help us make important decisions.

We encourage you to join the **Project Group** as it plays an important part in developing the proposals for your estate. By being involved you will:

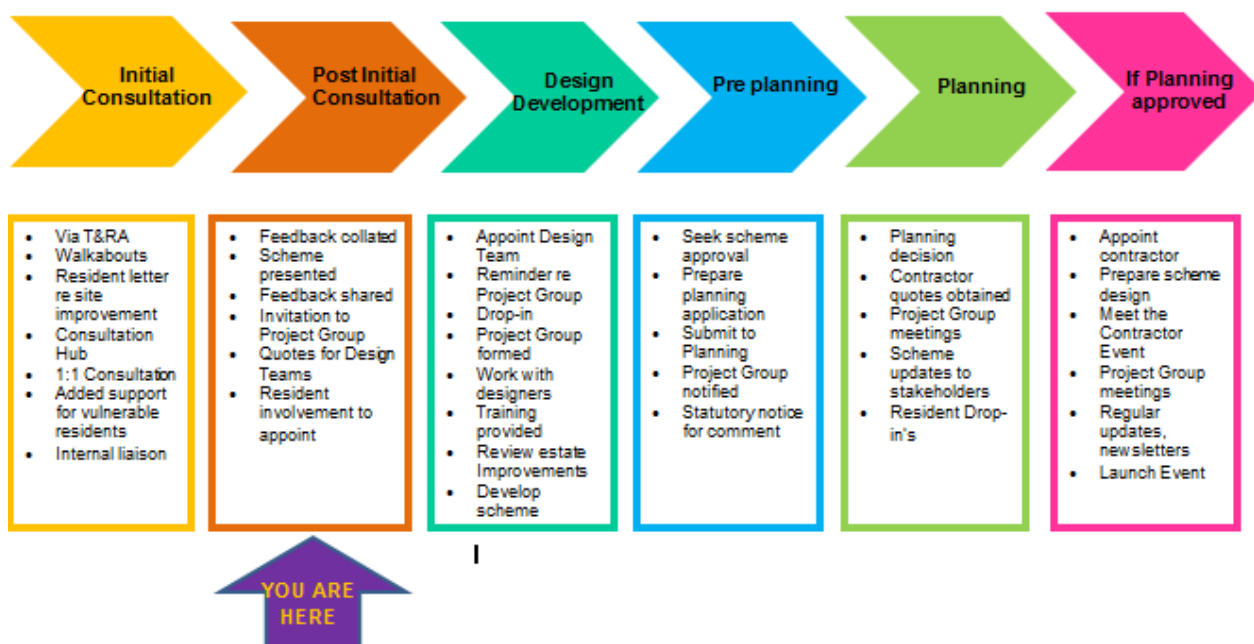
- **Tell us what matters most to you about improving where you live**
- **Be a member of the project group**
- **Sign off designs at each stage of design development**
- **Attend drop-ins and meetings**
- **Have a genuine say in how the scheme will develop**
- **Influence how the scheme fits in with the existing estate**
- **Get involved in your local community and meet new people**
- **Learn about architecture, design and the planning policy process**

The Process

The proposal to develop new council homes at Woodland Road has received initial approval from the Cabinet Member for Social Regeneration, Great Estates and New Council Homes. This means we can start the design process, developing ideas for the site and work towards appointing the consultant team which will help move the project forward, consisting of an Architect and consultants known as Employers Agents.

We are still at a very early stage in the process and there will be plenty of opportunities for you to share your views and suggest ideas. If you feel unable to join the Project Group currently you can get involved at any stage of the project.

The flow chart overleaf outlines the stages of consultation throughout the life of the project. The 'Initial Consultation' stage was carried out in September 2019 and we are now in the 'Post Initial Consultation' stage as shown. We will let you know each time we move onto the next stage of the project.



Next Steps

As shown in the process map, the next step is to form the Project Group and define a Community Brief

We want to ensure you're able to provide feedback at any stage of the project and so have created a survey on the consultation hub to provide comments at this stage of the process. This survey asks for you to provide feedback on some of the initial estate improvement ideas and to let us know if you have any further ideas for estate improvements or the new homes. The survey can be completed online using the link:

www.southwark.gov.uk/woodlandroadestateconsultation

If you would like a hard copy of the survey or require information in larger font, please let us know using the contact details below and this can be posted to you. Alternatively, if you would like to discuss your answers with us over the phone, please let us know and we can arrange for someone to call you at a convenient time.

Due to current government guidelines we are unable to meet in person on the development of these Briefs. Project Group members will be asked to confirm their preferred method of communication and the format for the consultation will be based on these preferences.

If you would like to join the Project Group, please let us know by sending an email to:

NHDTPhase5consultation@southwark.gov.uk.

Or giving us a call on: **07984 228 291**

If you require this document in large print or other languages please contact melanie.hill@southwark.gov.uk