



Deptford Southern Housing Project
Programme Management
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Catford
London SE6 4RU

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29 May 2013

Dear ,

PLEASE READ THIS LETTER CAREFULLY

IT CONCERNS THE FUTURE OF PROPERTIES IN GIFFIN STREET AND REGINALD ROAD, SPECIFICALLY;

**Nos. 22-80 Giffin Street SE8 4RH
Nos. 82-150 Giffin Street SE8 4RJ
Nos. 2-30A Reginald Road SE8 4RY**

IT ALSO EXPLAINS HOW YOU CAN PROVIDE US WITH YOUR VIEWS ABOUT THE COUNCIL'S PROPOSALS

I am writing to consult you about the Council's proposals for the Deptford Southern Housing sites, which affect all of the properties listed above and form part of the wider redevelopment plans for the town centre. This letter is a formal consultation under Section 105 of the Housing Act 1985, and is within the arrangements which the Council maintains for this purpose. The proposals outlined in this letter have some significant differences from the previous scheme proposals, so please read this letter carefully to see how you are affected.

Background

The Council previously consulted you in June 2012 about the Council's proposals to build a new housing development on the site of the old Tidemill School and surrounding sites of Reginald Road, Frankham Street and Giffin Street. The scheme proposed (known as the enhanced scheme) included the demolition of all the properties listed above and the option for secure tenants to be re-housed within the new development. A letter was sent to all residents as formal consultation under Section 105 of the Housing Act 1985, dated 1st June 2012. As part of this consultation process drop in sessions were held in the Deptford Lounge to collect your views. Representations about these proposals received by Friday 29th June (the publicised closing date for consultation) were considered by Mayor and Cabinet on Wednesday 11 July 2012.

Following the consultation and approval of the scheme by the Mayor & Cabinet, the Council were in the process of carrying out the initial stages of a process to find a developer to deliver the scheme. However, several issues arose that led to a decision to halt the process and review the scheme

before a partner was appointed. The main reasons for this decision included the need to carry out further technical surveys on the buildings that would form part of the scheme to ensure the proposals could be delivered, information being available on Lewisham Homes' programme of works for the blocks and new sales information about housing schemes in the area which suggested that the scheme as previously proposed might not be financially viable.

A notification flyer was sent to all residents in December 2012 informing them of the decision to halt the process. Since then, the project team have;

- Been working with Lewisham Homes to ensure that future external works investment into existing blocks is maintained
- Ensured that there is a full set of technical information for the scheme, including carrying out further surveys in the Giffin Street and Reginald Road blocks
- Gathered further information on the financial implications of the scheme
- Worked with PTEa, the architects who have been involved in the design of the scheme previously, to develop a new design option (I think this should be last as otherwise it looks as though we looked at design first – when really it is the result of the other aspects)

This work has resulted in changes being proposed to the scheme and these were presented to the Mayor & Cabinet on Wednesday 1 May, when approval was gained to consult with residents on the basis of the revised scheme and to commence the initial stages of a procurement exercise to find a development partner, which will be decided following the outcome of consultation with residents and gathering further technical information on the site. The details of this scheme are given below.

Scheme proposals

The scheme as now proposed is as follows;

- Giffin Street blocks would remain in situ and residents would not be re-housed
- 2-30a Reginald Road would be demolished
- Old Tidemill School buildings to be converted into residential properties
- Frankham Street parking boulevard to remain in situ

The Giffin Street blocks would receive further works as part of the Lewisham Homes' programme of external decorations work. Further details of this works will be provided to residents prior to further required survey work being undertaken on the buildings, which are likely to be undertaken in 2015/16. The works will focus on ensuring that all Lewisham Homes properties meet an agreed standard, which is outlined in the attached document.

The Reginald Road properties would be demolished in a later phase of the development, to allow the opportunity for residents in those properties to move into the new development or elsewhere in the borough as they wish.

The process for selecting a developer to build the scheme is being advertised at the moment and is to start over the summer. This would mean that we would expect to appoint a developer in Spring/Summer 2014 and that work on the scheme would commence on site in late 2014/early 2015. The Council will keep you updated on the proposed timetable for the scheme and the progress of the developer selection. The developer will also be required to demonstrate how they will involve and inform residents throughout the process.

A masterplan for the scheme is attached to this letter; this is a general proposal at present and the detail of where different types of housing would be located will be agreed as part of the detailed design process with a developer. In general it is currently proposed that the new blocks have the following housing types;

A/B, C/D, E/F, K/L – units for sale or private rent
J, G/H – units for affordable rented or shared ownership

The Consultation Process

To date, the Council has consulted with residents through meetings and other events that have taken place in Deptford and by sending out letters. Further information on the Council's plans for Deptford can be found on our website: www.lewisham.gov.uk/deptfordtowncentre

The Council is seeking your views on the proposals set out in this letter. If you and any other secure tenant in your home wish to make any representations about any aspect of these proposals and their effect as outlined in this letter, you must do so please by **no later than 12 noon on Friday 12 July 2013**. The representations should be in writing and sent to the following address:

Deptford Southern Housing Project
Programme Management
4th Floor, Laurence House
1 Catford Road
London SE6 4RU

Comments can also be sent to deptfordtowncentre@lewisham.gov.uk

You can, if you wish, let us know your views by entering your comments on the separate sheet accompanying this letter.

There will also be the opportunity to speak to Council officers about the regeneration programme and the proposals for the Deptford Southern Housing sites at two drop in sessions, which will be held in rooms 1 and 2 in the Deptford Lounge. These sessions will be:

Thurs 6th June: 5pm - 7pm
Tuesday 11th June: 11am - 2pm

Comments forms will be available at these sessions.

All representations received by the time specified will be considered by Mayor and Cabinet before making a final decision on the scheme proposals at a meeting to be held in September 2013.

Yours sincerely,



Eleanor Hoyle
Project Manager