



James Ringwood
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7 February 2017

Dear

PLEASE READ THIS LETTER CAREFULLY

**IT IS ABOUT THE FUTURE OF THE OPEN SPACE AND GARAGES IN THE NORTH
EAST OF BRASTED CLOSE SE26**

**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 to build a new housing development on the site of the garages in Brasted Close. If the development goes ahead, it would involve the garages on the estate no longer being available to rent and the land being used for the construction of new affordable homes for local people instead. This letter represents formal consultation under Section 105 of the Housing Act 1985, and is within the arrangements which the Council maintains for this purpose.

Background

In July 2012 Lewisham's Mayor, Sir Steve Bullock set out his ambition to build new homes to help meet the demand for housing in the borough and the site on the Brasted Close estate has been identified as one such opportunity.

In January 2016 a previous Section 105 consultation was carried out. The outcome was reported to the Council's Mayor and Cabinet in March 2016 as part of a recommendation that the Council works with the London Community Land Trust and Lewisham Citizens to develop a scheme of affordable housing for the site. The recommendation was approved and since then, the London Community Land Trust and Lewisham Citizens have been working with the local community to bring forward the development. Enclosed is a document that outlines the community engagement work carried out to date.

Proposal

The proposal is to build approximately 12 new homes on the garage site which will be sold at a price linked to the local median wage rather than market value, making

them significantly more affordable than many other home ownership options in the borough. The plans are still subject to planning consent. There will be a further opportunity to comment on the actual plans when the planning application is submitted.

The area required for the developing plan is larger than the original area as outlined in the Section 105 consultation from January 2016. It is for this reason that this further consultation is being carried out. Please find attached the revised proposed development area indicated by the red line.

Consultation

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 Wednesday 1 March 2017**. The representations should be in writing and sent to the following address:

**London Borough of Lewisham
Strategic Housing
4th Floor, Laurence House
1 Catford Road
London SE6 4RU**

Comments can also be made via email at: **james.ringwood@lewisham.gov.uk**

All representations received by the time specified will be considered by Mayor and Cabinet before deciding whether or not to progress the development of housing on the site at a meeting to be held on 22 March 2017.

Yours sincerely

James Ringwood
Housing Delivery Manager