

Our response to homelessness in Lewisham

Evelyn Local Assembly

28 March 2017

Context

Not enough genuinely affordable homes are being built

- Making housing more and more unaffordable
- Affects everyone from home owners through to private and social renters

More and more people forced into renting privately

- Landlords inflating rents
- Standards and security for renters often low

Low numbers of new social and genuinely affordable housing

- Government grant for affordable homes on new developments cut
- Homes lost through right-to-buy not replaced

We don't have enough properties to meet the need



PLACE/Ladywell



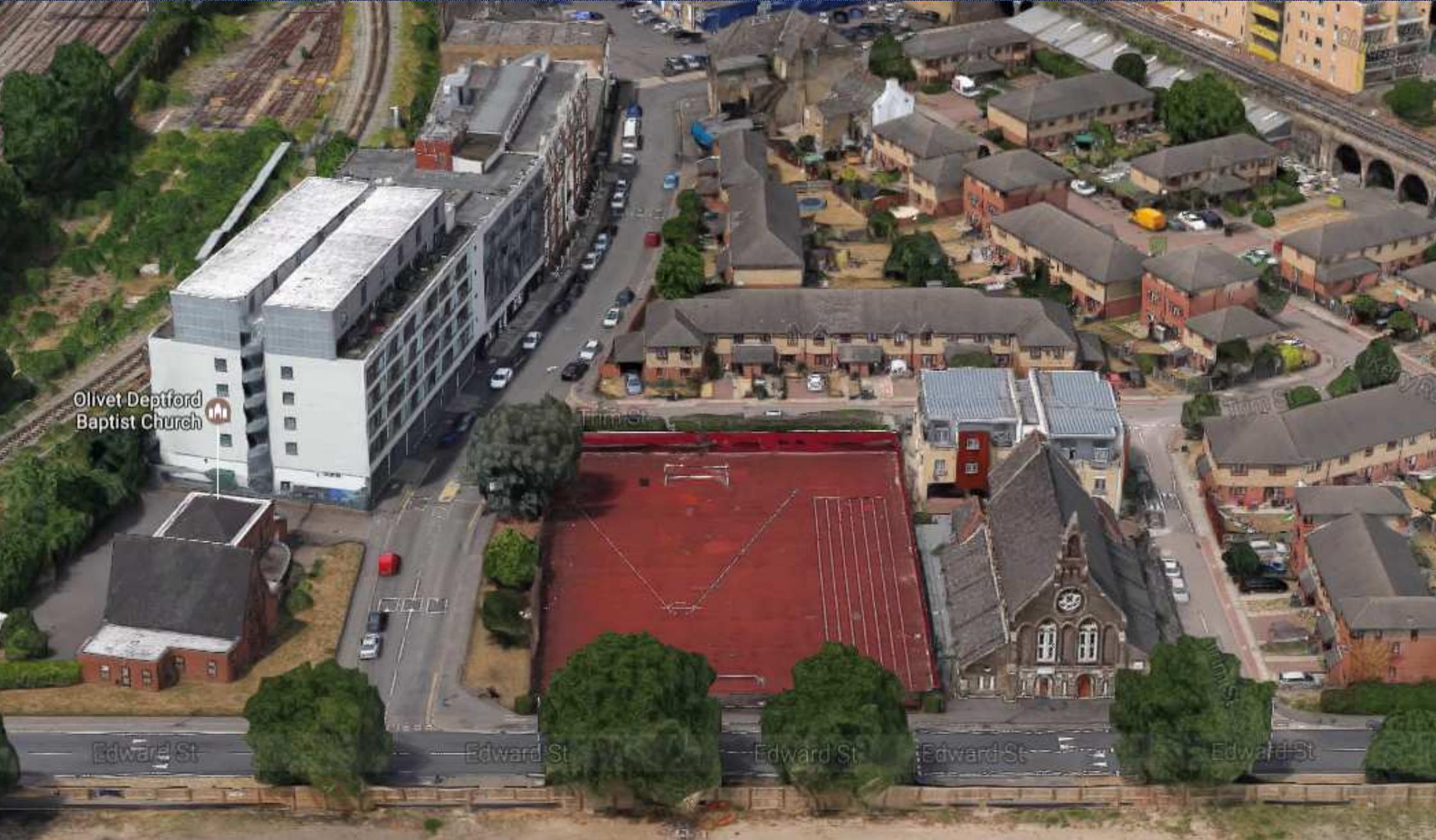
PLACE/Ladywell

- A ground-breaking project that brought the former site of Ladywell Leisure Centre back into active use for up to four years, and help meet an urgent housing need, while longer-term plans to regenerate the wider area are developed
- Provides 24 high quality 2-bed apartments
- Plus eight units at ground level to help support community businesses, including an enterprise hub, market pods, a café, a cinema room and creative workspace
- Gives homeless families a stable place to call home, while they wait for permanent housing
- Will be moved to another site in the borough once a long-term plan for the site is agreed
- Project pays for itself in 10 years.

PLACE/Ladywell

<https://vimeo.com/194332324>

Edward Street site



Edward Street site



Possible development?

100% Affordable

Modular technology

High-quality spec like

PLACE/Ladywell

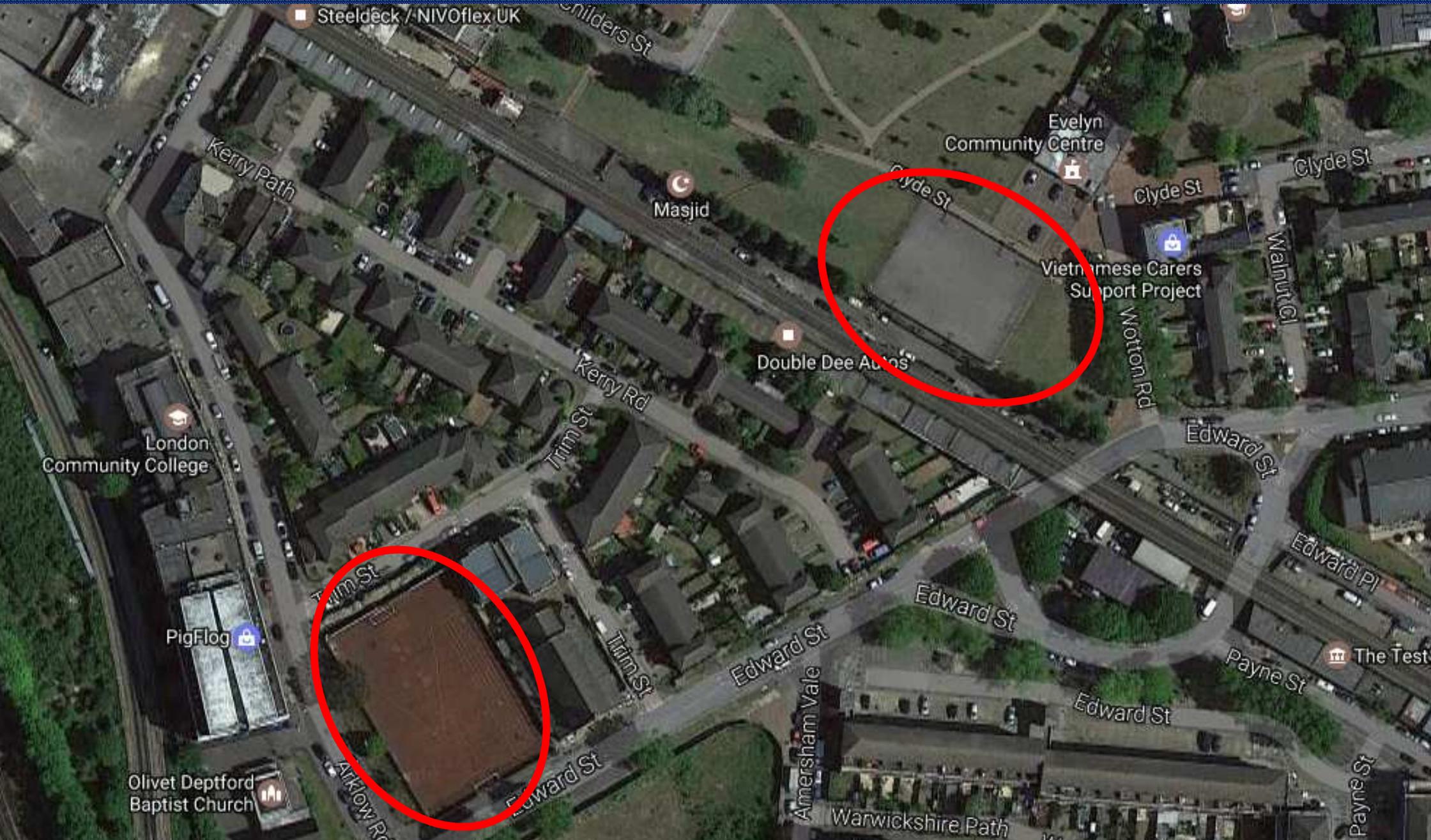


New homes and what else?

Ground floor units could have a number of different uses:

- Should we max the number of new affordable homes?
- Could provide affordable work-space to support local business?
- Artist studios?
- Café?
- Other community uses?

Play space re-provision



What do you think?

- Design in very early stages
- Please let us know what you think of our proposals
- Other public consultation events being planned

Any other questions?