

Somerville Estate: Newsletter 1. July 2016

Feedback on Consultation Day

Lewisham Homes held a consultation with residents of the estate at the Barnes Wallis Community Centre on Saturday 04 June 2016. Approximately 30 people attended.

The residents were asked to identify their homes, and comment about the communal areas they use on the estate and the areas they like and dislike. Residents also marked the pedestrian routes in and out of the estate and where they parked on their feedback forms.

Comments from residents related mainly to parking, landscape, communal facilities and security, play area's and parking.

Residents' comment about the estate

- ◆ Better access to transport and shops needed.
- ◆ Barbara Ladd Memorial Gardens is well kept and often used.
- ◆ Green Areas on the estate for wildlife.
- ◆ Bin areas smell with rubbish left out.
- ◆ Poor quality play areas.
- ◆ Lack of cycle parking near Mona Road and Lausanne Road.
- ◆ Alleyways are dangerous and dark.
- ◆ Protect green space and safe play areas for children.
- ◆ Dog pen needed on Edmund Court play area.
- ◆ Regeneration and development needed but it should only be for social housing and not home ownership.
- ◆ Not enough trees on the estate.
- ◆ Accessibility issues for bin collection and games court near Edmund Waller School.
- ◆ Some areas are not safe.
- ◆ New community centre to be provided before current one closes.
- ◆ Problems with commuter parking and inappropriate parking in certain areas.



Photograph of the consultation event on the 04 June 2016

Improvements Residents would like to see:

- ◆ Better access to and from Swallow Close to Queen's Road.
- ◆ Resurfacing and new pavements on the estate.
- ◆ Better security.
- ◆ Modern Housing.
- ◆ Improved quality of landscaping.
- ◆ More lighting.
- ◆ Play areas to be improved and safe.
- ◆ Improved Community Centre.
- ◆ Improved refuse arrangement in some areas.

Next Steps

Lewisham Homes have collated the comments and we will be having a series of focus groups to discuss the comments and how we can use them to develop the designs.

Our architect BPTW are drawing up ideas for what we could achieve and will be involving residents in developing these ideas further.

All focus groups will be in September after the summer holidays.

How we will consult you

- ◆ Lewisham Homes will set up a resident steering group to discuss the proposals in more detail.
- ◆ There will be a number of focus groups looking at key aspects, (as outlined on front page).
- ◆ We will hold another consultation event in the Summer to show you our ideas for improving the estate.
- ◆ A visit to a new development to see what new homes could look like.
- ◆ We aim to make an early decision about whether or not to develop on Mona Road and Lausanne Road sites.
- ◆ We will consult resident leaseholders about their options if homes are to be compulsory purchased.
- ◆ Further newsletters updating residents.

Why are you doing this?

London is experiencing a housing crisis, with lack of supply of new homes driving higher prices and decreasing levels of affordability. This is affecting all types of housing, for example:

- ◆ Lewisham has seen a 77 percent increase in the number of household in temporary accommodation over the previous five years – there are currently just under 1750 homeless households in temporary accommodation.
- ◆ The number of affordable properties to let has decreased by 44 percent in this time.
- ◆ There are just 9000 individuals and families on the Housing Register and the average wait for a four bedroom property is four years.
- ◆ In the SE14 postcode, private sector rents increased by ten percent during the last half of 2015 and by 35 percent over 2013-2015. We are working to address this through:
 - ◆ A commitment to build 500 new homes by March 2018 - the first homes built in Lewisham in a generation, being planned and built at the moment across 35 sites throughout Lewisham.
 - ◆ Housing and Planning Strategies with targets to build and support our partners in building homes across the Borough, to provide a range of housing types and meet a range of needs.

Development and Improvement zones map

