



Strategic Development Team  
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Catford  
London SE6 4RU

020 8314 3015

Housing.Development@lewisham.gov.uk

25 January 2021

Dear Resident

**PLEASE READ THIS LETTER CAREFULLY**

**IT IS ABOUT THE FUTURE OF THE GARAGES BETWEEN 27 & 29 ELDERTON ROAD,  
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 between 27 & 29 Elderton Road. If the development goes ahead, it would involve the garages 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. In line with the legislation, the s105 consultation is for secure Council tenants only. All residents and interested parties have had and will continue to have other opportunities to give their views.

**Background**

The Council are committed to delivering new affordable housing in Lewisham, recently announcing the Building for Lewisham housebuilding programme. This will help to meet the growing demand for new Council homes in the borough. The Elderton Road garages have been identified as an opportunity to meet these priorities. Developing the site will enable us to provide new high quality council homes for local families in housing need. Our development agent, Lewisham Homes, have previously been in contact with you inviting you to take part in the ongoing wider consultation with the local community.

**Proposal**

The plan below in Appendix 1 shows the location of the garage site for permanent loss of the garages and land between 27-29 Elderton Road to provide new high quality council housing as shown by the red line on the plan.

The Council are also seeking your views on the temporary closure of a part of the open amenity space and hardstanding adjacent to the end of Elderton Road as shown by the blue line in Appendix 1. If the demolition and construction goes ahead it will likely involve the temporary closure of this space to be used for staging and storage area as a construction site compound for demolition and construction activities. Once construction activities are complete the areas will be fully reinstated and improvements made.

The proposal is for the garages on the site to be demolished and the land to be used instead to build up to five new homes. The proposed redevelopment will optimise the site for new affordable council housing for those in local housing need. These plans are still subject to further design and planning permission.

If approved, demolition of the garages is expected to commence in Spring/Summer 2021.

We are seeking your views on these proposals.

In addition to this S105 consultation, Lewisham Homes will also conduct a separate consultation about the proposed development and will be in touch with all local residents living in the area in due course.

### **Section 105 Consultation**

Under Section 105 of the Housing Act 1985 the Council has a legal obligation to consult with its secure tenants on matters of housing management such as changes to the management, maintenance, improvement or changes in the provision of amenities.

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 15 February 2021**. The representations should be in writing and sent to the following address:

We would like you to let us know your views. You can do this by:

1. Emailing your comments to [Housing.Development@lewisham.gov.uk](mailto:Housing.Development@lewisham.gov.uk), OR
2. Completing the enclosed questionnaire response form and returning it using the Lewisham Homes, FREEPOST SE6 4RU or ring the Strategic Housing Team to arrange for a member of the team to collect the form.
3. Online via the Commonplace webpage - <https://eldertonroad.commonplace.is/>

If you require the information in an alternative format please contact us on 07719 527 807 or email [newinitiatives@lewishamhomes.org](mailto:newinitiatives@lewishamhomes.org)

All representations received by the time specified will be considered by Mayor and Cabinet in a meeting to be held on 10 March 2021, before deciding whether or not to progress the development of housing on the site.

The Notice is published in accordance with Section 105(5) of the Housing Act 1985.

If you have any questions about this letter please contact the Strategic Housing Team on 020 8314 3015 or at [Housing.Development@lewisham.gov.uk](mailto:Housing.Development@lewisham.gov.uk).

Yours sincerely

Angela Bryan  
Strategic Development Officer  
London Borough of Lewisham

**Appendix 1: Location of Elderton Road garages and the proposed site compound area**




**QUESTIONNAIRE REPONSE FORM**

We would welcome your views to the s105 Consultation letter proposals in the following in boxes:

- 1. Your opinion on the demolition of the existing garages between 27-29 Elderton Road to enable the development of new homes on the site (marked with a red line in Appendix 1)

2. Your opinion on the temporary closure of the open amenity space and hardstanding adjacent to the end of Elderton Road. This space will be used for a site compound for the demolition and construction activities and improved and reinstated once construction complete.

A large, empty rectangular box with a thin black border, intended for the respondent to provide their opinion on the temporary closure of the amenity space.

**Please ensure this form is returned to the Strategic Development Team by 12 noon on 15 February 2021**

