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19th March 2021

Dear Resident

PLEASE READ THIS LETTER CAREFULLY

IT IS ABOUT THE FUTURE OF THE GARAGES AT HENSFORD GARDENS SE26, THE AREA OF HARDSTANDING IN FRONT OF THE GARAGES AND PART OF THE PARKING AREA & THE PAVED COMMUNAL AND DRYING AREAS AT THE FAR END OF THE ESTATE

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 block on the site of the garages and associated area of hardstanding at Hensford Gardens. 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 garages at Hensford Road Gardens and the identified areas of surrounding amenity land 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. Lewisham Homes, have previously been in contact with you inviting you to take part in consultation to shape proposals for new housing at Hensford Gardens and there will be future opportunities for provide comments to design proposals.

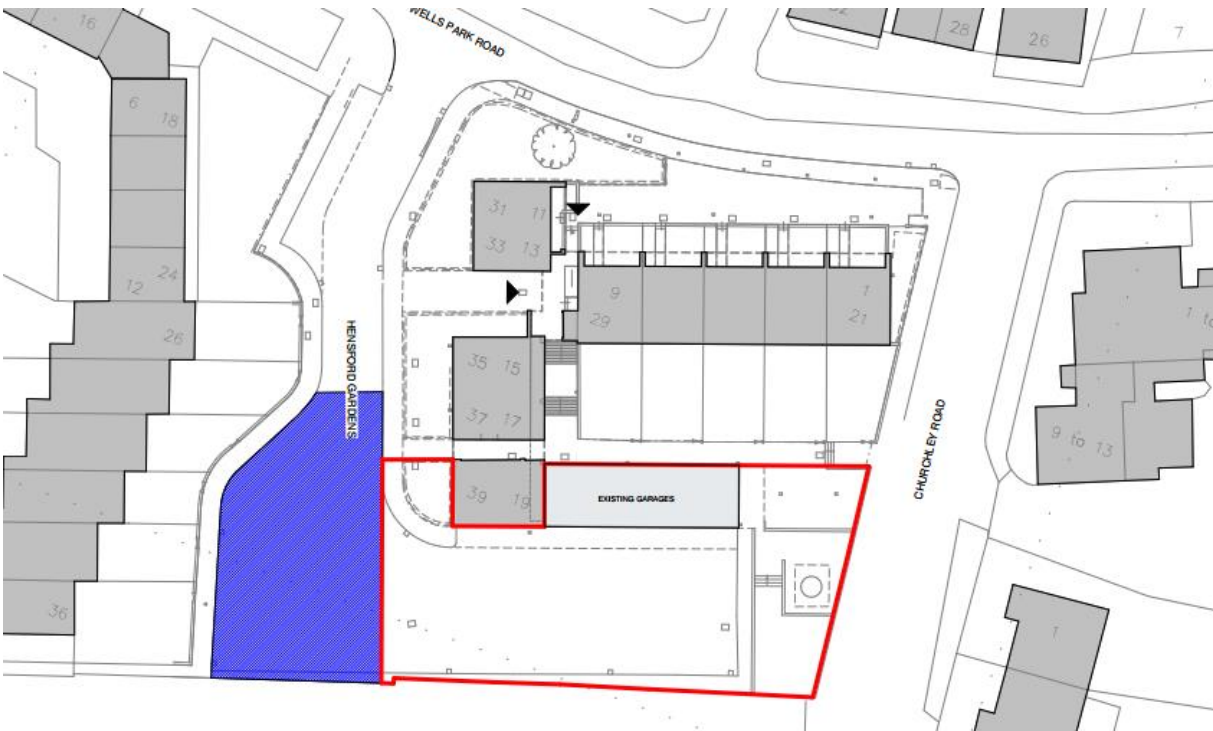
Proposal

The plan below shows within the red line the potential location of the area for permanent loss of the garages, parking area, hardstanding and amenity land at Hensford Gardens to provide new high quality council housing.

The Council are also seeking your views on the temporary closure of the hardstanding area used for parking adjacent to the proposed development land as shown by the blue line. If the 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.

Appendix 1: Area of amenity loss to accommodate new infill housing development (red line boundary)

Area of temporary loss for the purposes of accommodating a site compound and associated site facilities during construction (blue coloured area)



The proposal is for the garages on the site to be demolished and the area and surrounding land to be used instead to build new homes. The proposed redevelopment will optimise the site for new council housing for those in local housing need and provide improved landscaping areas for Hensford Garden residents. These proposals are still subject to further community consultation, design and planning permission.

We are seeking your views on these proposals.

In addition to this S105 consultation, Lewisham Homes will also conduct a separate consultation about the initial development proposals in due course that will provide further opportunities to shape design proposals.

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 12th April 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, 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. Completing an online survey- <https://www.smartsurvey.co.uk/s/SPM4EU/>

If you require the information in an alternative format please contact us on 07719 527 807 or email newinitiatives@lewishamhomes.org

All representations received by the time specified will be considered by Mayor and Cabinet in a meeting to be held on 19 May 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.

Yours sincerely

Angela Bryan
Strategic Development Officer
London Borough of Lewisham

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 at Hensford Road and loss of hardstanding and garage area in front of the garages & the paved communal amenity and drying areas at the far end of the estate 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 part of the estate road and hardstanding area used for parking adjacent to the proposed development area. This space will be used for a site compound for the demolition and construction activities and reinstated once construction is complete. (shown by the blue coloured area in Appendix 1)



**Please ensure this form is returned to the Strategic Development Team by 12 noon
12th April 2021**

