

## 11,000 new council homes

You told us we needed to build more council homes. We have promised to build 11,000 in the next 30 years.

Now we need your help. We want your opinion on some of the biggest decisions we have to make about these new homes.

Our residents know Southwark better than anyone else. With your input, we can make these new neighbourhoods great places.

## Our six pledges to you

We have made six pledges to our residents. These pledges explain how we will make sure you are involved in the most important decisions.

We call these six pledges our “Charter of Principles”. The pledges cover the following:

**Pledge 1:** How we will work with you on developing the principles for housing investment and renewal of our estates

**Pledge 2:** How we will work with you on the development of the new homes on your estate

**Pledge 3:** How we will involve you in ensuring that the new homes are delivered to a high standard

**Pledge 4:** Giving you a real say in how the new homes are managed

**Pledge 5:** We will demand high standards for the quality and affordability of new homes

**Pledge 6:** Your housing options if you are affected by redevelopment of your estate

If you would like a free copy of the full version of the pledges please contact us (see details on the final page of this report) or go to [www.southwark.gov.uk/11000homes](http://www.southwark.gov.uk/11000homes) to download a copy.



Let's talk about ...

## new council homes for Southwark

We have committed to the most ambitious council house building programme anywhere in the country for a generation - to build 11,000 new council homes by 2043, with 1,500 of these by 2018. To make this a success and to deliver this pledge we need to know what residents think and make sure that you help to shape this.

We believe that every tenant should live in a high quality home and we are talking to our residents about both the investment in our existing homes and the building of new homes at the same time. In addition investment on this scale offers a great opportunity to improve your estates and neighbourhoods and bring real benefit to our residents.

Our conversations with you on future homes will have four stages. The first step is to agree the way we will work with you on the development of our plans. Next, we will talk with you about the borough wide principles for the programme, followed by estate by estate engagement on details of delivery. Finally we will talk to you about your involvement in the management of new homes.

We want to continue to work closely with our communities as we did for the Housing Commission. Over the pages you will see our proposals for a Charter of Principles which will set out the framework for how we will work with you.

Please read the charter, let us know what you think and return the form to us by **13 October 2014**.

A Charter of Principles about how we engage residents in the investment process will be adopted at cabinet in November, taking into account the responses we receive to this proposal.

If you would like more information or to complete the questionnaire online please look on our website [www.southwark.gov.uk/communityconversation](http://www.southwark.gov.uk/communityconversation) or contact the Community Engagement team at [communityengagement@southwark.gov.uk](mailto:communityengagement@southwark.gov.uk) or on **020 7525 5554**.



**Peter John**  
Leader, Southwark Council



Residents survey

The draft Charter of Principles is laid out on the following pages. It sets out our commitment to how the council and our partners will work with residents on our programme of investment and renewal. It contains six key pledges to give people who live and work in Southwark a real say in the programme to build 11,000 new council homes.

## Pledge 1

### How we will work with you on developing the principles for housing investment and renewal of our estates

- We will work with you to identify what factors make an estate a success and worth investing in for the future
- We will involve the community area by area as we work with you to consider the options and opportunities for development in each part of the borough.

**Do you agree with this commitment?**  Yes  No

**Do you have any comments?** (If you answered no please tell us why):

## Pledge 2

### How we will work with you on the development of the new homes on your estate

- We will work with you on the design of each scheme and keep you informed every step of the way as the programme progresses
- Consultation and engagement will continue throughout the design and delivery of the programme rather than being a one off exercise at the beginning without further opportunities to give us feedback. We will keep you informed as to how your views have been taken into account
- Each scheme will have a named lead officer so that residents know who to contact
- Consultation will be led by local project groups of residents and local councillors in each area
- We will hold one to one meetings for any resident that wants one
- We will only proceed with submitting a planning application for proposals for this programme where there has been thorough dialogue and consultation with residents.

**Do you agree with this commitment?**  Yes  No

**Do you have any comments?** (If you answered no please tell us why):

## Pledge 3

### How we will involve you in ensuring that the new homes are delivered to a high standard

- For each scheme we will set up a residents' project team of interested residents to regularly meet with us on the delivery of the new homes
- We will involve representatives from the wider community affected by the development of new homes
- We will hold monthly site meetings with resident representatives from the residents' project team
- We will walk around the site with resident representatives and ward councillors a week before the handover
- We will carry out a satisfaction survey to find out how satisfied you are with how the projects are delivered, and what we can learn for the future
- We will work with you to ensure we get value for money for every pound spent on the programme.

**Do you agree with this commitment?**  Yes  No

**Do you have any comments?** (If you answered no please tell us why)

## Pledge 4

### Giving you a real say in how the new homes are managed

- We will work with you on an area basis on options for involving you in the longer term management and upkeep of your home.

**Do you agree with this commitment?**  Yes  No

**Do you have any comments?** (If you answered no please tell us why):

## Pledge 5

### We will demand high standards for the quality and affordability of new homes

- The 11,000 homes that we develop for rent will be let at formula or target rent i.e. true council rent levels
- We aim to develop new homes that meet high standards of construction, design and environmental sustainability
- The programme will include homes that fully meet the needs of vulnerable people and people with disabilities. We will make sure that our new homes help people to live independent lives
- We will work with you not just to build new homes but to create great neighbourhoods with a strong sense of community. We will work with you to plan how our investment can create opportunities for improvements to the whole neighbourhood, building communities of which we can all be proud
- We will ensure that the programme supports local employment and skills, sourcing local labour and involving local businesses.

**Do you agree with this commitment?**  Yes  No

**Do you have any comments?** (If you answered no please tell us why):

## Pledge 6

### Your housing options if you are affected by redevelopment of your estate

- We will ensure that leaseholders and homeowners affected by redevelopment get access to dedicated advice, support and information on their options for the future. This will include, where it is necessary, offering a full range of options for rehousing including shared ownership and shared equity, and any loss, compensation or disturbance payments residents may be entitled to
- The programme aims to benefit local people and any tenant or leaseholder wanting to stay in an area where development takes place will be offered options to do so
- We want to make most effective use of the new stock to make sure it is let fairly and in a way that deals with any specific local issues and concerns, and contributes to sustainable and mixed communities. We will work with residents to give them a say on lettings so that, for example, we make provision for those freeing up underoccupied properties, and to ensure that lettings take account of local circumstances
- Where tenants of the new homes want to move they will have the same rights to transfer and exchange their homes as any other Southwark tenant