



May 2016

Issue 1 - 2016

The developers held a Consultation meeting with Styles House residents on Monday 16th May

U+I are developers who own Algarve House and have an agreement with Transport for London (TfL) to jointly develop Southwark tube station and to build above the station. They have not made a planning application, and their timetable is they want to do this early in 2017.

What U+I want to do?

Build a high block that includes offices on the lower floors and homes on the upper floors on the tube station and Algarve House. They are interested in providing new Council homes at Council rents as part of the scheme. One of their ideas is there could be a land swap between some of the Council land and some of the land they own to make it easier for them to build and to provide more new Council Homes.

Issues to be resolved

There was no proposed design shown at the meeting, however U+I is considering bridging over Joan Street with a building above as part of the new development. U+I want a bigger site than just the tube station to make it possible to build a high building, as it is not easy to do this just on top of tube station.

Constraints on U+I

The Council own Styles House and have publicly said they will not enter into any agreement with a developer to sell or swap any land if Styles House residents do not want it.

U+I have to apply for planning permission to the Council and the Mayor of London for any development. Any new development will have to include 'affordable housing'. The Council's policy is that this would include Council homes at Council rents.

Who this is most likely to affect?

The ideas that U+I and TfL talked about at the meeting were for tenants in the low rise building to be rehoused by the Council and for new build Council homes to be built on some of this area and some of the space where Algarve House is now. This could provide an option for tenants in the low rise block to be rehoused in more suitable accommodation, and to have the right to return to new Council homes built at Styles House. Any tenants would be rehoused by the Council, and would have the choice to move to a Council tenancy. Any new Council homes built at Styles House would have a Local Letting Scheme giving preference to Styles House tenants to move into them.

Any building work will last several years and will affect everyone living in Styles House, and the surrounding area, with disruption from works on the tube station and any new build close by.

Timescale

U+I intend to hold workshop sessions in June and July to involve residents in the design of the new buildings. Public Consultation on these design ideas would be during the summer and autumn 2016. U+I expect to submit a Planning Application in early 2017.

What Styles House TMO and Residents want?

The TMO is developing a Styles House Agenda that will identify what individual residents and the TMO want, we will use this as a basis for negotiations with the Council, TfL, and U+I. We are looking to negotiate guarantees from the Council on security on options for tenants and leaseholders, and we will try to negotiate with the developer to see what they can offer TMO and individual residents. Tell us what you would like to see from possible redevelopment of the area. The TMO will set out what the options are, the pros and cons, and then ask all residents to make a decision on what is on offer.

Independent Advice for Tenants

The TMO is working with Open Communities who will provide independent advice for Tenants and Leaseholders about proposed development of Southwark tube station and the neighbouring area.

Neal Purvis is the Independent Advisor who will provide advice to the TMO and individual

tenants and leaseholders about what effect proposed changes could have on them, and what the options may be.



Neal Purvis

He has worked with tenants and leaseholders on other estates in Southwark and across London. Open Communities are paid by the Council, but are working for the TMO.

Do you want to know more?

If you have any questions about the proposals, and how they may affect you, you can meet Neal at a drop in session at the TMO Office between 4pm and 8pm on Tuesday 31 May.

GARDEN NEWS

Everyone in Styles House knows that we have wonderful gardens. These have been developed and maintained by Styles House residents freely volunteering their time, energy and creative ideas. Some tasks in the garden take a lot of time and are a bit boring, like cutting the grass, so we have hired St Mungo's (Putting Down Roots) to do these regular tasks. They are a charity that helps homeless people get back into employment and take advantage of the therapeutic benefits of gardening. We are really pleased to be able to work with Putting Down Roots and provide more opportunities for those at risk of, or experiencing, homelessness. Keep an eye out for their staff and say hello or have a chat if you see them.



IMPROVEMENT NEWS

The TMO is currently looking at tenders for works to improve security at Styles House. We plan to put an automatic closure on the gate on Joan Street to discourage people entering that area late at night and to replace the door entry system on the main building. The plan is to remove the red security door completely and turn the area into a 'porch'. The two sets of wood and glass doors will then be replaced with intercom entry doors to the building. The gate to the carpark will be locked and accessible with a key and the main pedestrian gate will also have an intercom installed. Look out for further information in due course.