

# 'Regeneration'

## Elmington Estate, Camberwell

Demolished <<<<<<<< Council Homes >>>>>>>> Built  
 500 400 300 200 100 0 100 200 300 400 500

### Phase

1



1999 - 2005

Southwark Council 1999 Masterplan proposes to build 250 New Council Homes in 3 Phases

Cuts number of proposed homes to 232 New Council Homes

Cuts number of proposed homes to 136 New Council Homes

369

Council Homes Demolished



136

New Council Homes Built

18 Households waiting for Right To Return to New Homes

#### Tenants Consulted on Delays

'There is disappointment that there has been such a long interval from the time that rehousing took place to the time that new homes will be ready' and 'unhappiness that the new properties may not be council homes, given that this was the original choice when re-housing was proposed'

After more consultation in September 2010, tenants 'independently' presented the Council with a petition signed by 60 people outlining their concerns 'that they were being displaced as part of the regeneration scheme with no mechanism being put in place by which they could return to the area.'



### 2005 - 2015 Phase

2

Notting Hill Housing Trust builds  
 192 Private Homes  
 24 Intermediate Homes  
 63 'Affordable' Rent Homes

(Rent levels set between 65% & 80% of local private rents beyond means of most decanted tenants)

89 re-planned new Council Homes not built.  
 Right Of Return tenants still waiting for rehousing

### Phase

3



2015 - 2017

Council promises Phase Three residents 'a choice of rehousing options' meaning either to a new more expensive Housing Association home or to an existing property elsewhere in the borough through the Councils Homesearch scheme. Essentially this means going back on the Housing waiting list but with priority for any old council home that becomes vacant.

Family Mosaic / Bellway Homes building  
 140 Private Homes  
 20 Intermediate Homes  
 57 'Social' Rent Homes

113

Council Homes Demolished

No new Council Homes built in this Phase

482 Demolished

136 Built

346 Council Homes

Lost on Elmington Estate After 'Regeneration'