



Help us shape
the future of your area

South Thamesmead Estate



PEABODY

Peabody is committed to Thamesmead



Peabody has been building homes and communities in London for 153 years. We were already over 100 years old when the first residents moved into Thamesmead in 1968. Nearly 50 years later, Thamesmead is one of Peabody's top priorities. We are

passionate about the place, the people, and the potential for positive change in Thamesmead's neighbourhoods. With others, we are investing now on a programme of physical improvements, and we want to work with you to develop a new vision for the area.

With Crossrail arriving at Abbey Wood in 2018, we believe there is a major opportunity to regenerate South Thamesmead. As part of this, we have supported the London Borough of Bexley and the Royal Borough of Greenwich to secure significant new GLA investment for the area to complement our own. This will help us to create 1,900 new homes along Harrow Manor Way.

The new homes will mean we can create shops, a new library and other community facilities too. We want to work with you to design something fantastic for the area. Whilst we're starting work on the new homes, we also want to create a plan for the rest of the South Thamesmead estate.

We are at the beginning of a journey together to decide what the best long-term option for the estate is. We want you to be at the heart of this process, and would welcome your help in developing realistic and deliverable options for improving the area.

A handwritten signature in blue ink that reads "Stephen Howlett". The signature is fluid and cursive, with a large, sweeping initial 'S'.

Stephen Howlett
Chief Executive, Peabody

Come and talk to us

It is important we hear your views on the future of your area. This brochure sets out some of the things we are planning to do, both in the short-term and the long-term. There's a lot going on!

We have just appointed our architect team, which will be led by Proctor and Matthews. We will be working with them on planning applications for housing around Southmere Lake and Harrow Manor Way. We are also creating a long-term plan for the whole estate. What you tell us over the next three months will help us shape our options and plans. You will also find enclosed with this booklet, another document about bigger, wider changes. We hope you will take part in that conversation too.

Staff teams across Peabody, Gallions and Trust Thamesmead will be hosting lots of events, visiting community groups and talking to residents about these plans between now and June. This will help us consider a number of options for the long-term future.

There are lots of ways you can tell us what you think:

- Give your comments right now, by filling out the tear off

- postcard and sending it back to us (no stamp is needed)
- Emailing Thamesmead.Regen@peabody.org.uk
- Visiting www.peabody.org.uk/Thamesmead and fill in the survey online
- Write to the Thamesmead Regeneration team at 45 Westminster Bridge Road, Westminster, SE1 7JB
- Phone 020 7021 4444 and ask for a member of the Regeneration team

We'll be putting on lots of events over the next two months.

Dates include:

- 2nd May 1pm–6pm at the town centre, near the clock tower
- 9th May 1pm–6pm in The Atrium, Teeswater Court
- 30th May 2pm–7pm The Fete of Thamesmead at Southmere Lake near the Link
- 4th June South Thamesmead Community Forum

As well as these, we will be holding workshops. If you are interested in becoming more involved, we will be organising workshops to go through these ideas in more details. Please contact us to register your interest at Thamesmead.Regen@peabody.org.uk or call us on 020 7021 4444.



SOUTHMERE VILLAGE /
YARNTON WAY COMPOUND SITE

CORALLINE WALK /
EVENLODE HOUSE

HARROW
MANOR WAY

NEW SUPERMARKET

Improvements around Harrow Manor Way

With the investment coming into the area, Peabody will be working with Greenwich and Bexley councils to deliver new homes and public realm improvements along Harrow Manor Way, making a more welcoming entrance to Thamesmead.

The priority for us is to push forward the development of the Tavy Bridge (or Southmere Village) area around Southmere Lake. This will provide around 450 new homes by 2019 / 20. It will also create a new library, public realm, local shops, a new boating centre and improved public spaces.

South Thamesmead's main street, Harrow Manor Way, gives a very poor first impression of the area as it is a busy road with fast moving traffic, narrow pavements and few shops.

A new Sainsbury's supermarket will open later this year, showing that things are changing. We believe that Harrow Manor Way could become a buzzing local high street with wider pavements, shops, cafes, and more leisure and community facilities as well as more homes.



Do you have views about what you want on the new high street, what the new homes should be like or what open spaces and play facilities we should include? Register now to be invited to one of our workshops in late April / May, the contact details are given on the previous page.

We are talking separately to residents who may be directly affected by these schemes. This includes a consultation with Coralline Walk and Evenlode House residents about the future of their homes.

Investing in improvements now



Over the last year, we've been talking to people all over Thamesmead about what they like and dislike about the area. We listened, and have come up with a range of short-term projects to help.

We have created a £12.5million "Neighbourhood Improvements" programme to help this. So far we have:

- Cleaned up the canals – Kingfishers have already returned to the waterways.
- Planted more than 5,000 shrubs
- Employed extra staff to survey and organise outstanding repairs in the Moorings and South Thamesmead.
- Replaced nearly 200 lights in South Thamesmead.

We've also invested £1million to improve the park and green spaces at Abbey Way. This project is on site and should be completed by Summer 2015.

We want you to help shape neighbourhood improvements. We'll be supporting the development of a community forum in South Thamesmead, which has a dedicated fund of £50,000 to spend on public projects.

Come and find out more about this at the next meeting on 4th June South Thamesmead Community Forum

Creating a long-term plan for the estate

*We want more stuff to do!
Places for people to meet,
cinema, nightlife*

*It's becoming more
rundown over time.*

*Hopefully things will
begin to change for the
better with Crossrail*

*Should be a greater
emphasis on doing
up the green space.*

*I love the wide open
areas, green space,
doesn't feel cramped*

At the same time as investing in the estate now, we need to make a long-term plan for the future.

You've already made us aware there are serious challenges and issues with the estate. Many of the existing Thamesmead homes that we own are costly and difficult to maintain and pose technical challenges, such as being hard to heat.

You've also told us you find that the streets and walkways sometimes feel uninviting and make some people worried about going out alone.

So over the next year, we will be developing a long-term plan that deals with these issues. This may include refurbishment of homes, like the project at Parkview Hub on Maran Way. In some instances, the replacement and rebuilding of homes might be the best option. Over the next months, our teams at Peabody are looking at how viable these options are and what benefits they would bring.

By understanding your experience of living in South Thamesmead, it will help us make sure that our plans wherever possible meet your needs and aspirations.



What have we done elsewhere?

Peabody's King's Cross estates

Islington Council identified the King's Cross Estate as a priority for regeneration in 1997. At the time, the estates had been poorly maintained for a number of years, with many parts in a poor state of repair. This aggravated anti-social behaviour problems, particularly when door entry systems did not work, or bin stores were left unlocked. In addition to this, the proximity to King's Cross meant that the estates were associated with drug and other related crimes.

Since Peabody took over in 1999, Peabody has invested £46.6 million on the estate over a 5 year period – including more than £2 million on the construction of the Hugh Cubitt Centre, a multi-use community centre.

"It looks amazing, I've lived here over 20 years & it's so good to see trees when I look out my kitchen window. Fantastic improvements thank you."

In March this year, a group of Thamesmead residents visited the King's Cross estate. We will be running similar trips in

the future. If you are interested in coming along, please email us on Thamesmead.Regen@peabody.org.uk or call 020 7021 4444.

Peabody's St John's Hill estate

For the past five years we've been working on a scheme to regenerate St John's Hill. The estate, built in 1936, was no longer suitable for modern living. Small rooms, an inconvenient layout, damp and condensation were just some of the problems experienced by residents.

The new scheme increases the number of homes from 353 to 527 — all with balconies or gardens — and features high-quality landscaping, a wild garden, vegetable beds, a play area and a central open space with a new community centre.

Around 10% of homes will be wheelchair accessible, energy-efficient measures include photovoltaic panels and a district heating system, and car parking spaces will be provided at surface level and underground.



All about Peabody



Peabody has a strong track record in managing existing homes and building new ones. Our mission is to provide a good home, strong sense of belonging and sense of purpose.

We understand that Thamesmead has had many other masterplans, promises and false dawns. As an organisation with over 150 years of history, we understand that developing successful communities takes time, investment and some tough decisions. We are here for the long run.

We want to work with you – the local community - to make Thamesmead a much better place to live for existing and future residents.

For translations, large print, braille or audio format, please contact:

অনুবাদের জন্য অনুগ্রহ করে যোগাযোগ করুন:

Pour les traductions, veuillez contacter:

Para traduções, contacte:

Tercüme için lütfen irtibat kurunuz:

للترجمة يرجى الاتصال بـ:

✉ Policy and Insight, Peabody
45 Westminster Bridge Road
London SE1 7JB

✉ peabody.direct@peabody.org.uk

☎ 020 7021 4444 or 0800 022 4040