Help Peabody shape plans for your area
Peabody has been building homes and communities in London for over 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. We want to regenerate the area in consultation with local people, working together to make the most of the green open spaces, waterways, excellent schools, and the superb range of community and leisure facilities.

We know there are lots of challenges. When we spoke with you last summer, you told us that you are frustrated with the historic lack of investment in the area, the lack of amenities and transport links and the upkeep of the public realm. Over the last few months we’ve been planning a range of short-term projects to help this. We sent you a brochure with some of our commitments just before Christmas. These include putting more resources into cleaning up the public realm, improving lighting and developing more resident community forums. With our partners, we’ve also been developing some big ideas for the future, based on comments we have received from Thamesmead residents.

This booklet aims to summarise those ideas and between now and June, we want to hear your views about how we move forward together. We want you to be at the heart of Thamesmead’s regeneration, so please do come along to our events, talk to our teams on the ground, and help us create a bright future for Thamesmead.
Investing in Homes

Peabody has a strong track record in managing existing homes and building new ones.

There is an opportunity for new and improved homes in Thamesmead over the next 30 years, which will bring with it more shops, services and opportunities for local people.

We have worked with London Borough of Bexley and Royal Borough of Greenwich to secure over £80 million government investment into the area, which will add to our own investment. With this, we will deliver 2,800 new homes over the next 10 years.

These new homes will be mostly be around Abbey Wood and Plumstead stations. The first areas will include:

- **1 Southmere Village** — around 450 new, high quality and beautifully designed homes plus library, local shops and community hub.
- **2 Plumstead** — around 350 new homes plus shops, workspaces and community facilities by 2020; and a further 520 homes and new park by 2024.
- Other smaller developments at **3 The Reach**, **4 Titmuss Avenue**.

There is also long-term potential at **5 Tamesis Point** to provide two thousand new homes and other facilities, but needs better public transport to make it happen.

We will consider the long-term options for communities living in our two core housing estates:

- We are committed to investing in the **6 South Thamesmead estate** and are talking with residents about future options
- At the **7 Moorings** we’ve already invested £20m in Decent Homes works, providing new kitchens, bathrooms, roofs and other improvements. In the latter half of 2015, we will begin looking at a long-term investment plans for the area.

For each new housing scheme proposed, we will be talking directly with residents affected by these changes. We will work to make sure these developments have a positive impact for the local community.

Shops and Services within your reach

Last summer, you said your top priority was to see more and better amenities in Thamesmead.

There are already things happening:

- **8 New superstore** opening next summer, close to Abbey Wood station.
- **9 Parkview Hub**, where Peabody is creating new shops and community space on the ground floor
- **10 The Link** a state of the art community hub with activities for young people and the community, run by Trust Thamesmead
- **11 Sporting Club Thamesmead**: Outstanding facilities for sport and leisure, as well as café-bar and function space, run by Trust Thamesmead

The new housing in the area will support shops, cafes, restaurants, community facilities and leisure facilities and work spaces.

Our long-term ideas include:

- Creating a new high street along **12 Harrow Manor Way**, with a mix of cafe, workspaces, shops and evening uses.
- Improving connections to **13 Plumstead High Street and Station**, creating some new shops, work and business spaces along the route.
- Enhancing the existing **14 Town Centre** by providing more things to do, especially in the evening, and connecting it better to the Thames.
Connecting Thamesmead

Peabody is working with the London Borough of Bexley, Royal Borough of Greenwich, Transport for London, and the Greater London Authority to enhance connections into and around Thamesmead. **Crossrail** will significantly improve journey times into central London from Abbey Wood and Plumstead from 2018.

As well as this, we think a **broader range of options** will be needed. Some ideas include:

- Better bus / tram link to improve public transport connections to Woolwich and Abbey Wood
- River crossings at Gallions Reach and Belvedere (not shown), which Transport for London will begin consultation on in the autumn
- A public transport hub at Thamesmead town centre, with tram, DLR or overground connection.
- Improved local cycling and walking connections.
Improving green spaces and communal areas

Last summer, you told us you like that Thamesmead is very green, but are concerned about the maintenance of communal spaces and parks.

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.
- Employed extra staff to survey and organise outstanding repairs in the Moorings and South Thamesmead.
- Started a major improvement project to the park at 16 Lesnes Way to be completed Summer 2015

We want you to help lead these improvements, so we’ve given £50,000 each to four community forums in south, central, north and west Thamesmead. You can find meeting dates on our website.

You told us improving play equipment was a big priority. We are reviewing the current provision and will be looking to start improvements later this year.

Long-term ideas are:

- We are working with Greenwich and Bexley councils and other partners to make more improvements to the 17 Thames Path, the Ridgeway and to keep the beautiful nature reserve at 18 Tump 53 open.
- A 19 Large scale sports and leisure park near Sporting Club Thamesmead
- 20 Tripcock Park with activities such as walking or mountain biking (due to contamination, the site is unlikely to come forward for the next 10–15 years.)
- A new park at 21 Broadwater Dock

We are also working on a longer term strategy for the green spaces and want your views on how we better balance cost and quality.

Making sure change benefits local people

Thamesmead already has lots of great points. We also think it has a very bright future and want to make sure you are benefiting from changes to the area as much as possible. The new homes will help grow the local economy.

The housing over the next ten years will provide 5,600 construction jobs and 1,000 jobs in the new retail, leisure and work spaces.

We are also investing in lots of other great projects including an arts and cultural programme and events for the community to get together. This includes holding Celebration event for Thamesmead: ‘The Fete of Thamesmead’ at Southmere Lake near the Link, 30th May 2pm—7pm.
Get involved!

Your views are important to shaping our plans for the future of Thamesmead. 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:

- Central Thamesmead 2nd May 1pm–6pm near the clock tower
- South Thamesmead 9th May 1pm–6pm The Atrium
- West Thamesmead 16th May 1pm–6pm Broadwater Village Hall
- North Thamesmead 23rd May 1pm–6pm Manor Close Community Hall
- The Fete of Thamesmead 30th May 2pm–7pm Southmere Lake near the Link

There are also community forums happening near you. These will be advertised locally and you can find details on our website.

If you are interested in becoming more involved, we will be organising a workshop to go through these ideas in more details. Please contact us to register your interest.

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

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