

Design and Neighbourhoods consultation – Area housing forum feedback

APPENDIX 2

Forum	Date of meeting	What do you think are the most important features of an attractive neighbourhood/estate?	What do you think are the most important amenities or facilities a neighbourhood/estate should have?	Please let us know your suggestions for improving communal areas in developments of new council homes	If you were moving into a new council home, what would be most important to you?	We will be building more homes to meet the needs of our families. What makes a home family friendly?	We want to create mixed communities where you can't tell the difference between council homes and privately owned homes. How do you think we can best achieve this?	We want to encourage social interaction and develop a sense of community with these new homes. Can you share an example of a situation that has brought you closer to your neighbours?	We want our new homes to promote the health and wellbeing of all residents. What would enable you to be healthier, more active and fulfilled in your neighbourhood/estate?
Aylesbury		High quality buildings – construction and design Play spaces and green areas Safety – good lighting Community garden / community allotments Good cleaning service and recycling	Good access to public transport Local GP, chemist and other local shops Catchment area for good schools – primary and secondary Community facilities	People being responsible, and an excellent cleaning team like the one on the Aylesbury.	Good size rooms A good layout Plenty of storage	Build them all the same.	The community garden / allotments on the Aylesbury The outdoor gym Regular social events and active TRA's		
Bermondsey East		People living in the area should have a sense of belonging and there should be a selective procedure when choosing tenants. Clean grass area and dog free, as to allow residents to use the grass area free of dog waste. Clean communal area, no bulk rubbish left everywhere, clean stairs way. Well sign posted for blocks.	We would like to see a greener and family friendly environment, no spreading of washing on the balcony. Park and play area for children. Decent gardens, balcony, bins area. Flower beds and lighting that works The clean green area to exclude pets and a separate area including pets with clear demarcation as where pets are not allowed.	Large kitchen and storage space. Children play area Lots of green space Enforcement to ensure clean balconies, clear and tidy communal areas.	Clarification as to if the move is permanent accommodation. Building work is finished on time and to high standard Damp proof properties Warm, dry and secure Enough room space in own accommodation. Storage space Clean balcony and no washing display. Decent balcony Friendly neighbours.	Space to move around, people should not be on top of each other. Good and decent neighbourhood. Enough rooms space in the home	Whether Council or privately own property, people should take pride in where they live, and there should not be difference regardless of tenure. Everyone should be made responsible. Clause in the Tenancy agreement stating that communal areas must be kept clean and tidy If putting nets/blinds or something up at the window, must be neat and tidy and not blankets/newspapers or such like.	Fun days and outings should be encouraged. Get residents to be more involved and organise social activities. Provide meeting place and information.	To make people happy where they live, any issue must be dealt with promptly and have a sense of community. Give local centres funding. Provide bike shed Promote healthy good beings with facilities for exercise. Encourage people to stop smoking and health monitor provisions, e.g. Blood pressure etc.
Bermondsey West		Brick built buildings are more hard-wearing and sustainable – no facades Quality of internal walls is also important Willow Walk – the room sizes are good and better than new-build private homes in terms of size. Temporary accommodation is also well-designed with communal areas. Shared kitchens between units but private shower rooms and a bathroom on each floor.	Having enough amenities e.g. schools, GP surgeries, play areas – seen as the single most important. 11,000 new council homes are good but what about schools? GP surgeries Example provided of children on Neckinger estate having to travel to Rotherhithe peninsula to get a primary school place Transport Parking Cycle storage TRA hall Playgrounds are needed	On the Setchell Estate, the porches feel unsafe as you can't see who is behind you as you enter. Visible and well-lit communal areas	Kitchen and decent sized bathroom No open plan kitchens Large kitchens Good ventilation for kitchens and bathrooms – damp a major source of complaints and repairs	Size – big enough for the needs of the family Somewhere for children to play safely Separate bathroom and toilet Digital connectivity within flats so that people don't need satellite dishes	Setchell Estate is mixed and it feels fine. A gradual process of people becoming leaseholders. Feels like a divided community on the Neckinger Estate (reference to new Housing Association/private blocks located adjacent to the estate?) There should be shared entrances for everyone. Example of One Tower Bridge where people are being barred from accessing communal gardens based on their tenure. This is very negative.	On the Setchell Estate we have tried dances etc. but some people just don't want to mix Having a good TRA can help but it is not the answer A TRA hall must be provided, but there can be complaints if this is at the centre of an estate due to the noise so it should be at the edge. Better soundproofing should help. Example given of	Playgrounds – on the Setchell Estate we had four and now there are none left. Example given of playground being replaced by Hyde Housing on the Neckinger Estate but being of poor quality Seating for people to use whilst children are in playgrounds or generally across communal spaces outdoors. Can be as simple as concrete blocks. More interesting play areas – size not necessarily important Green spaces

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			but they must be well maintained Recycling and rubbish storage should be provided in flats					Beormund Community Centre being too expensive. TRAs should be able to access it at a reduced rate. Hyde Housing has a development neighbouring to the Neckinger Estate but hasn't delivered on various pledges to improve facilities and encourage interaction on the estate e.g. shared fun days for residents Landlords – council and housing associations - have a role in bringing people together Need to make sure people are well supported when they move in and that everything works	
Borough & Bankside	24/6/15	Surveys were instead distributed to Forum attendees to complete and return via the Freepost address.							
Camberwell East	17/6/15	The forum were presented with questions and background papers and had a general discussion with the officer regarding the 11,000 new council home programme.							
Camberwell West	Tbc	tbc							
Dulwich	23/7/15	A sense of space Sympathetic design to complement the local neighbourhood	Good proximity to public transport and schools; a children's centre; mixed age youth facilities such as playgrounds; leisure and drop-in centre.	Limited access via security doors (i.e. to reasonable number of flats A sense of space via design Informal surveillance – eg balconies overlooking communal areas No "No go" areas – as can happen with playgrounds	Security Getting removal lorry close to block Well built to a high quality Realistic bedroom size Well designed living area Good insulation that operates properly	Security Storage esp bikes and buggies Design in flexible rooms Sound insulation Secure doors A balcony giving a small amount of access to space	Ensure building standards are the same Ensure social housing %age Design in curtains/blinds via double glazing Monitor level of signage Quality gates and door furniture Imaginative street lighting design Consider colour and cladding	Outside community event Sports day Community garden creation The community hall	Outdoor gym Life time homes Properties disability ready Public space for the elderly Properties built with work in mind – IT? Automatic ventilation/ solar panels/ rain water collection

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				Better lighting and wider doorways					
Nunhead & Peckham Rye		<p>The forum felt that while design of new homes was very important, it is not possible to predict what type of accommodation and facilities residents will aspire to in years to come. Not to mention what changes there will be in building techniques and materials. Furthermore it was noted that many design elements of a build were dependent on the specifics of the site on which it was to be located so it is hard to make generalised comments. The forum does support the Lifetimes Homes standard and believes that size standards are key with support for the equivalent of Parker Morris 'plus' as a minimum.</p> <p>The forums further notes that what does and does not work well in terms of housing design can also be linked to the management of tenancies in the block. The example was given of the old interlocking blocks on the North Peckham Estate which were ok until a resident caused a problem (noise or ASB) and then the design meant that around 6 other adjoining households would be affected.</p>							
Peckham		<p>Raised the issues and handed round the images of Willow Walk.</p> <p>Agreed there would be a fuller discussion of the responses to the consultation at the meeting on 3 August. Chair will advise if officer is required to attend.</p>							
Rotherhithe	30/6/15	<p>Concern about new government rules that could mean that new builds have to be sold. The chair wishes to go to cabinet to raise this issue and suggest that a separate company is used to be owners of the new homes</p> <p>Green roofs, solar panels, balconies, much that is suitable for older residents to release larger properties. Main concern is new build being</p>							Agreed that members would respond individually and chair would send in a response on behalf of the AHF.

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		bought for let rather than as homes We are for building there are so many open spaces On-going management an issue people being clean new tenants should told how to behave how to keep the area clean if have a garden need to keep it tidy Homes need to have large rooms							
Walworth East		Forum briefed on the consultation and officer took questions from the forum. The forum expressed it's concerned over the quality of all housing, planning and regeneration consultation over the years, stating that timelines were often too short or that responses were not considered by the council. One forum member expressed concerned over the council's request that residents indicate what their priorities were in terms of design features, fearing that it would allow the council to abandon any design features – eg dual aspect that residents did not rate as most important.							
Walworth West		Adjustable property/ flexible buildings – need storage but built in cupboards (wardrobes) mean that cannot change rooms around as families grow and need space differently organised. Size of properties	Depends on who is housed – practical differences and needs should be taken into account. But amenities are already in place don't think the council will be building rows of shops etc.	Yes communal spaces Play grounds on estates Outdoor gyms	5 x storage 4 x sound proofing 4 x separate toilet and bathroom 1x kitchen 1 x dual aspect Additional suggestion solar panels to generate own electricity	Comfortable conditions Space Adaptability Neighbours	No communal washing lines Communal spaces/meeting places but smaller than Pasley TRA Hall so easier to maintain Can't change front doors or other things such as windows – but council repairs need to mind this as often when they make internal changes this has impact on the outside (e.g. boiler flues) that means you can tell the difference.	This was too personal for wider meeting – but in general estates need something that brings people together like a hall	Open spaces Communal garden that is run and cared for by community Allotments Private spaces