

PROPOSED PHASE 1 SITES

Proposed Phase 1 sites							
Site	Ward	Description	Number of Homes				Remarks
			Social Rent	Intermediate	Market	Total	
169 Long Lane, SE1 4XE	Chaucer	Former Borough Bankside Housing Office, on edge of Kipling Estate.	15	7	0	22	Potential for a 5 storey building assuming inclusion of blocked end of access road. Leathermarket JMB to be consulted on future management.
Gatebeck House	South Camberwell	Site of previously demolished block on East Dulwich Estate	9	0	0	9	Planning submission expected October 2012, 3 storey building proposed.
Southdown House	South Camberwell	Site of previously demolished block on East Dulwich Estate	10	8	0	18	The intermediate homes would be for Social HomeBuy. Planning submission expected October 2012, 4 storey block proposed.
Masterman House garages, Elmington Estate	Camberwell Green	Under used garage site within estate.	11	5	9	25	35% private housing required by planning policy
Cator street	Peckham	Land in front of Learning Resource Centre.	50	0	0	50	Earmarked for extra care scheme.
Willow Walk	Grange	Site for new T/A hostel and housing.	15	6	0	21	Planning submission September 2012.
Sumner Road, Workshop	Peckham	Cleared site	42	18	60	120	Proposed to use joint venture delivery, to allow for sharing of risk. 50% private : 50% affordable (70:30 Social Rent: Social Homebuy)
Nunhead Community Centre, Basswood Close, SE15 3 QR	Nunhead	Tenants Hall site	10	0	0	10	Nunhead ward requirement for 35% private - proposed for adjacent site, along with new community centre.
Clifton Estate	Peckham	Under used garage site	11	0	0	11	Would need to seek variation from 35% private requirement due to scale and problems with a shared core.
Total Units			173	44	69	286	
		Estimated development costs (£m)	27.7	7.0	11.0	45.7	Assuming £160k per unit average cost.
		Estimated receipts (£m)	0	3.1	19.3	22.4	Assuming £280k per unit average sales value and 25% equity share for intermediate