Newham London

TOGETHER WE CREATE NEW COUNCIL HOMES

JOHN STREET

People at the Heart
of Everything We Do

NEW COUNCIL HOUSING AT JOHN STREET, WEST HAM: FEEDBACK FROM CONSULTATION EVENTS ON 24 AND 25 FEBRUARY 2021

Thank you to all the residents who took part in the recent consultation events and online survey about the proposals for new council homes on the site at John Street.

If you were unable to attend you can see the presentation from the event on our website:

https://newhamco-create.co.uk/en/folders/john-street

To recap, the site is owned by the Council and we are planning on building around 75 new genuinely affordable and spacious homes, including a large number of family homes. We also hope to provide new green space for the benefit of the whole community.

This leaflet sets out some of the questions that have been asked by residents about the proposals and our replies.

JOHN STREET DEVELOPMENT SITE

For more information about the proposals please visit:
newhamco-create.co.uk/en/folders/john-street

COMMUNITY QUESTIONS

Will the new homes be genuinely affordable?
The majority of the new homes – approximately 70-80% – will be provided at London Affordable Rent. This is roughly the same as traditional social rent. All the three bedroom family homes will be London Affordable Rent. The remaining homes will be shared ownership, where people purchase a percentage of the property and pay rent on the percentage they don't own.

Will the new homes be tiny and cramped inside?
No, the new homes will be spacious and meet or exceed the national space standards. All homes will have a balcony or private outdoor space and everyone will have access to the shared outdoor space in the middle of the new development.

Who will live in the new homes?
The rented homes will be allocated to people on the Council's housing waiting list. Residents will be able to purchase one of the shared ownership homes if they meet certain eligibility criteria and pass some financial checks. More details will be available later in the year.

Will the new homes be environmentally sustainable?
The new homes will be built to ambitious sustainability standards, with a reduced carbon footprint during both the construction process and when occupied – resulting in lower fuel bills for the residents.

Can't the site at John Street be turned into a park?
With 27,000 people on the housing waiting list, the Council is committed to using its land to build new genuinely affordable homes. However, the scheme will create over 900 square metres of green and open space, including a larger green space at the Plaistow Grove end of the site.

Will there be lots of disruption when the homes are built?
We will seek to minimise disruption as best we can. Construction traffic will, as far as possible, be staggered and will take place during non-peak hours to minimise any local disruption. A full construction management plan will be developed and agreed with the Council, and will include details of the working hours at the site and how noise and dust will be controlled. The contractor will also have a resident liaison officer to help manage any issues that crop up.

What is happening to the boxing club in the old bath house?
Newham Boys Boxing Club is a much valued organisation doing great work with young people in Newham and beyond. The Council is very keen to

make sure the club stays in the borough and we are discussing with the club a potential relocation to a new building not too far away from John Street.

Where will the residents in the new homes park?
The development will be car free and new residents will be unable to apply for a parking permit. This will be made clear to new residents before they move into the new homes. Existing residents in the area will continue to be able to apply for permits as currently. There will be a small number of spaces available to Blue Badge holders.

Why will the new scheme be car free?
John Street is well served by public transport, with the Underground and DLR close by as well as numerous bus routes. Where a new development is well served by other forms of transport the Council believes it is acceptable for a development to be car free. If we had to provide car parking spaces these would need to go on the site itself, reducing the number of new council homes we can build.

WHAT HAPPENS NEXT?

We will review your feedback from the online events and the online survey and consider where we can address the issues raised. Once we have done more design work we will consult again on the proposals in April.

In some cases it may not be possible to make the changes suggested by residents, but we will report back at the second consultation and explain how we have responded to the feedback we have received.

You can still have your say by completing the survey on our website: newhamco-create.co.uk/en/folders/john-street

If you are unable to access online material, please get in touch with us:
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T: 020 3373 8094
Call 0800 952 0119 if you require this document in Braille or access to interpreter services.