‘Regeneration’
Elmington Estate, Camberwell

Demolished <<<<<<<<< Council Homes >>>>>>>>>> Built
500 400 300 200 100 0 100 200 300 400 500

Phase

1999 - 2005
Southwark Council 1999 Masterplan proposes to build 250 New Council Homes in 3 Phases

Cuts number of proposed homes to 232 New Council Homes

Cuts number of proposed homes to 136 New Council Homes

369 Council Homes Demolished

136 New Council Homes Built
18 Households waiting for Right To Return to New Homes

Tenants Consulted on Delays
‘There is disappointment that there has been such a long interval from the time that rehousing took place to the time that new homes will be ready’ and ‘unhappiness that the new properties may not be council homes, given that this was the original choice when re-housing was proposed’

After more consultation in September 2010, tenants ‘independently’ presented the Council with a petition signed by 60 people outlining their concerns ‘that they were being displaced as part of the regeneration scheme with no mechanism being put in place by which they could return to the area’.

2005 - 2015
Notting Hill Housing Trust builds
192 Private Homes
24 Intermediate Homes
63 ‘Affordable’ Rent Homes
(Rent levels set between 65% & 80% of local private rents beyond means of most decanted tenants)

89 re-planned new Council Homes not built.
Right Of Return tenants still waiting for rehousing

Phase

2015 - 2017
Council promises Phase Three residents ‘a choice of rehousing options’ meaning either to a new more expensive Housing Association home or to an existing property elsewhere in the borough through the Councils Homesearch scheme. Essentially this means going back on the Housing waiting list but with priority for any old council home that becomes vacant.

Family Mosaic / Bellway Homes building
140 Private Homes
20 Intermediate Homes
57 ‘Social’ Rent Homes

Total
482 Demolished
136 Built
346 Council Homes

Lost on Elmington Estate After ‘Regeneration’

Research & graphic: southwarknotes.wordpress.com