



All Residents  
Heygate Estate.

**Rodney Road**  
**Neighbourhood Housing Office**  
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London  
SE17 1NS  
Tel: 0171 525 2600  
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4 February, 1999

Dear Resident,

**Re: Heygate – Southwark Estates Initiative.**

As you will be aware, towards the end of last year, a feasibility study took place on Heygate which was aimed at determining the future of your estate.

The consultants, Allott & Lomax, who were commissioned to carry out the study presented their report in November 1998. A well attended exhibition to explain the findings and recommendations within the report took place on the 10th and 11th December 1998.

The report from the consultants contained seven options for consideration. They were:

- A. Maintenance and repair at £7.2m
- B. Repair and refurbishment of internal and external areas at a cost of £39m.
- C. Refurbishment and improvement to increase appearance, security and increase ground level access at £51m**
- D. Reduce the high rise height and refurbish/improve to reduce the density and improve dwellings at £41m.
- E. Complete demolition and rebuild to lower density at £51m.**
- F. Partial demolition and newbuild/refurbishment in partnership with another housing provider, to remove high rise blocks at a cost of £50m.**
- G. Complete demolition and disposal. The cost of demolition is estimated at £8.5m.**

Housing Committee on the 15th December 1998 decided the following:

**'That consultation(with residents)takes place around options C,E,F and G and the reprovision of Council housing'**(Highlighted above).

In order to establish the views of all residents about these options a postal survey, to be conducted entirely independently of the Council by MORI, will take place over the next few weeks. The questions you will be asked will be designed with the help of representatives from the Heygate Tenants and Residents Association.