

ELEPHANT AND CASTLE

'Social rents £800 a month for one bed flat'

News reveals how much affordable homes could cost

EXCLUSIVE

By Emma Ailes

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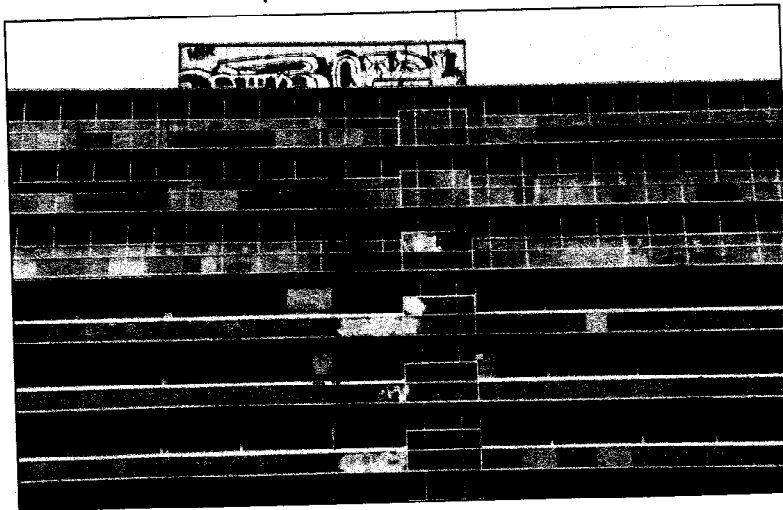
'SOCIAL RENTS' at the new Heygate could exceed £800 a month for a one-bed flat and £900 for a two-bed flat, estate agents have estimated.

After a war of words broke out between political parties last week over levels of affordable and social rented housing in phase one plans, the *News* spoke to three estate agents in the area to gauge in real terms the rent levels that could be expected.

At 65 per cent of market rate – which the council says falls within the definition of homes for social rent – tenants could expect to pay in the region of £188 a week for a one-bed flat and £224 a week for a two-bed, lettings agents said.

The phase one scheme at Rodney Road, which is due to come before a planning committee before Christmas, proposes as part of 54 'affordable homes', eighteen one and two-bed flats at 65 per cent of market rate and eight three-bed family homes at 40 per cent of market rate.

Leroy Woodman, letting manager at Field and Sons estate agents in Kennington, said: "Rents in Elephant and Castle tend not to be as much as in



The Heygate Estate

Kennington, it's quite a tricky area, but, depending on size and spec, you could expect to pay [as private rents] anything from £300-350 a week for a one-bed new build and £350-400 a week for a two-bed, although it will depend on how they construct the development."

At 65 per cent of market rate, this would work out at £815 a month for a one-bed and £970 a month for a two-bed for social tenants.

Victoria Fisher, lettings manager at Winkworth in Kennington, agreed, saying: "Elephant has never been cheap to rent in. There has always been a very strong lettings market purely for the transport links in the area."

Opposition Lib Dem politicians, who claim they would have held out for 35 per cent affordable housing in the regeneration plans, said the rents out be "out of reach for most families".

Lib Dem leader Cllr Anood Al-Samerai said: "The stark truth is there are only eight homes being built at council rent levels in a development of 235, which is clearly unacceptable."

However, Cllr Gavin Edwards, Southwark Labour spokesperson, accused the Lib Dems of "rank hypocrisy", saying: "Southwark Labour is delivering 25 per cent affordable housing on the Heygate when the Lib Dems would only have delivered seven-eighth per cent - a difference of 370 affordable homes."

"The Lib Dems and Simon Hughes support sky-high rents for affordable housing – at 80 per cent of market rent – so to be critical of 65 per cent rents is rank hypocrisy. We have pressed for even lower rents for three-bedroom homes because there is a shortage of large family homes in Southwark."

Annual Christmas memorial service

BERMONDSEY: Over a thousand people are expected to attend a memorial service held by a Bermondsey funeral director next month.

The annual Christmas Memorial Service at F A Albin and Sons will be opened by a choir as Bermondsey families get together to remember lost loved ones.

Barry Albin-Dyer's service has become a regular feature of the Christmas calendar and was attended by Princess Anne in 2009, to mark its tenth anniversary.

This year's event will be held on Monday December 12 at around 7pm, and the chosen charity for the night's fundraising is Child bereavement UK. The full programme will be printed in the *News* one week before the service.

Blazing van

BERMONDSEY: A fire in a van on Tower Bridge stopped all traffic over the crossing last Wednesday.

The blaze in engine of the van started at around 9.20am and was quickly brought under control by the London Fire Brigade. The bridge was reopened to traffic, but motorists had experienced queues.

Library plans

CAMBERWELL: Residents will have the chance to comment on plans for the new library.

Four display boards will be placed in the existing library in Camberwell Church Street today and youngsters will be able to take part in a design workshop between 4pm and 6pm.

Drop in consultation sessions will be held between 12pm and 2pm and 6pm and 8pm.

Peckham grandad assaulted colleague

A 51-year-old Peckham grandfather admitted assaulting a colleague after losing his rag.

Cleveland Wallace, of Dragon Road, who got into an argument with his co-worker flew into a rage and hit her across the face with a clip board.

Jailed for phone distraction theft

A ROMANIAN gypsy who distracted a woman whilst his accomplice pinched her iPhone was jailed.

Nicolae Gheorghe, twenty one, was recalled whilst in prison for another matter.

He distracted the lady, who had her

imprisoned for six weeks to run concurrently with his existing sentence.

He pleaded guilty to theft and two counts of failing to surrender on November 8 2011 and October 16 this year.

Stabbed man in arm with scissors

A 55-year-old stabbed a man with a pair of scissors after sending him a

sentence report to be created.

Man walks free after case is discharged

A TWENTY-year-old walked free from court after his case was discharged.

Marcus Campbell had pleaded not guilty to assault occasioning actual bodily harm and was due to be committed to crown court for trial.