

Section C.1

An introduction to the rehousing process

Southwark Council has adopted a masterplan for the regeneration of the Elephant and Castle area to provide a new town centre, containing new commercial and leisure facilities, an updated transport interchange and 5,300 new homes. The demolition of the Heygate Estate is an essential part of this masterplan and rehousing Heygate residents is the first priority of the regeneration.

The council's plans are set out within the Elephant and Castle framework for development, which was approved by the council on 19 February 2004. This document is available free on CD Rom from the Elephant and Castle project team, based at Coburg House, 63-67 Newington Causeway, London SE1 6BD. The team can also be contacted by phone on 020 7525 4922 or by email to elephantinfo@southwark.gov.uk. Alternatively you may download the document from the website www.elephantandcastle.org.uk

Why is Heygate Estate being demolished?

The Heygate Estate is at the heart of the Elephant and Castle regeneration. The regeneration offers a rare opportunity to build new homes for all Heygate tenants in the Elephant and Castle area. Research shows that the Heygate Estate is unpopular with many residents. The Heygate was built in the early 1970s and now needs massive investment to meet the government's decent homes target. The council does not have the resources to refurbish the homes to modern day standards of heating, accessibility and security, and the design of the estate also means that it would not be financially viable to do this. The council has therefore committed to the provision of 1100 new homes designed and built for Heygate tenants as part of the regeneration scheme.

Where will Heygate residents be rehoused?

As the council is demolishing the estate completely, the Heygate will no longer exist and tenants will therefore not be able to 'return' to the estate. The council has not yet developed firm proposals for the land where Heygate sits, but it is likely that it will be redeveloped as shops, public space, and eventually, housing for sale and rent.

The council will be working in partnership with a housing association, or a group of housing associations, to build 1100 new homes for Heygate tenants on approximately 15 sites in and around the Elephant and Castle area. More information on housing associations is provided later in this pack, in section C.2.

Every Heygate tenant who wants to move to a new housing association home will be able to, and you'll be able to select from four areas that we've grouped the sites into. Some residents may prefer to remain tenants of the council. The two options available to you are described below.