

Sumner Buildings Summary

New Developments and Major Projects Communications team, working with Comm Comm UK.

Consultation with the Residents of Sumner Buildings commenced in September 2018 with an open meeting. Letters and invitations were delivered to the Residents, the local Community and stakeholders including ward councillors and local community groups.

This project was approached with the new ethos of co-production and co design, including capacity building, individual development and empowerment for residents, giving them access to the decision making and planning process. Officers and the communications team kept in mind the negative responses from the last proposal in 2014, where the residents objected to redevelopment on the estate.

The consultation process on this project provided a new dimension to the engagement process enabling residents and stakeholders to have a creative role in any possible redevelopment.

Consultation so far: -

- The first consultation took place on Tuesday 18 September 2018, with the introduction of the [Sumner Buildings website](#). A good turn-out of residents and representatives from the local area, 15 attendees on the day. The residents were happy to hear that the City of London Corporation were planning to work collaboratively with them on this proposal, with lessons learned from previous proposals. They were glad to see that Officers did not have pre-developed plans and ideas. Residents and officers also discussed the ongoing maintenance of the estate, specifically the need for window replacement.
- The second consultation with the residents took place on Saturday 22 September 2018. This was held during the day as a family friendly event, allowing residents to give their views and feedback, have open discussion with officers and the communications team.
- The third consultation took place on Wednesday 26 September 2018. All the attendees were residents from Sumner Buildings.

- Tuesday 9 October 2018 was an extra date set up to give residents who were not able to attend the previous consultations, a chance to have their say. This consultation received 16 attendees, which was a good turnout. Similar issues were raised at all the events.
- A Residents Steering Group Drop-in Event was held on Saturday 8 June 2019 from 10am to 3pm. There were 36 attendees which included two councillors, Adele Morris and David Noakes, Borough & Bankside Liberal Democrats. The event enabled the communications team to present the residents thoughts to date, it also gave city officers another opportunity to reach out to our residents, specifically tenants, who may be interested in becoming part of the established Residents Steering Group.

In total there were 45 attendees 41 of which were residents from Sumner Buildings.

Feedback from consultations with the residents: -

- The residents welcome the concept of co-production and co design and are pleased to be involved at the initial stages with the proposed redevelopment of Sumner Buildings.
- Residents were glad to see no plans or pre-set conditions were presented at any of the events.
- Residents understand the need for more social housing.
- Residents wish to retain the green space that they currently have. With this in mind, the resident's comments and involvement will help form alternative green space/amenities on the estate. This concept will be developed through co working with the residents steering group and at architects' workshops.
- New windows – residents noted that other developments in the area, specifically on Park Street, was impacting on the noise level, which they considered their current windows inadequate to cope with.
- Further improvements around the estate.
- The need for a community hall – tight community on the estate.
- Roof garden – some of the residents thought it was a good idea.
- More green space around the estate.
- Relocation of bins.
- Parking space and Cycle storage space
- Storage sheds to be retained.

Grid Architects appointed in February 2019 to work with a nominated group of residents to develop the design proposals.

- First Residents Steering Group took place on Thursday 21 February 2019 between 5.30 – 6.30pm to initiate design process. Ward Councillor Victor Chamberlain chaired the meeting, with fellow councillors Adele Morris and David Noakes in attendance.
- Second Residents Steering Group took place on Thursday 11 April 2019 between 6.00pm – 7.00pm.
- Third Residents Steering Group took place on Tuesday 23 July 2019 between 6.30pm – 7.30pm. A walk-around near the estate, to look at other developments was arranged to take place prior to the meeting but this was postponed and will be held at a later date. Nine residents attended the meeting.

Political Engagement

- A meeting was held with Southwark Council Officer, Simon Bevan, Head of Planning on 11 September 2018.
- On Wednesday 24 October 2018, a separate meeting was held with Victor Chamberlain - Borough and Bank Side ward Councillor. The Councillor was pleased to hear that we are planning to develop social housing on the estate using this consultation process, very much a 'community lead; proposal. Cllr Chamberlain also queried whether there would be a resident's ballot, he was advised that this would not be the case as no demolition was proposed. Councillor Chamberlain stated that he was keen to be part of the Residents Steering Group and is now actively involved.
- All three ward councillors Victor Chamberlain, Adele Morris and David Noakes attended the first Residents Steering Group and continue to be supportive of the project.

Feedback from Residents :

- Residents are happy to be involved in the consultations, which have resulted in an additional six residents interested in attending future Resident Steering Group meetings.
- As at 8 June 48% of properties on the estate have engaged with the consultation by attending one of the drop-in events, Residents Steering Group meeting, or emailing the project team. To date 28 feedback submissions have been received, 71% are Sumner residents, with the remaining submissions from leaseholders and the wider community.
- 25% of respondents agreed with the principles of providing further homes on the site.
- 41% of Sumner Buildings residents have engaged with the consultation either through feedback forms, attendance of the Residents Steering Group or public consultation, or through face to face conversations with the project team during door knocking sessions.
- MUGA space would be ideal for redevelopment as it is under used for most of the year. Another resident stated that the MUGA is only under used because it is often locked, not all the residents have key access to the MUGA.
- Children use the MUGA and that it should be brought up to standards for 5 a-side football.
- Resident commented on the garden stating that a significant amount of money and time has been invested by the residents and Better Bankside, in brining the garden to its current state, they do not want to see the garden taken away.
- Fob access should be introduced to the main gates.
- Moving the children's play space to a central location would result in more safety concerns.
- Concerned about more development in the area and the additional impact it would have on the residents' lives.
- Residents understood that some development was needed on the estate to provide new housing.
- Some residents were keen to advise where possible housing could be built on the estate and are keen to see plans.