

Woolwich Estates Regeneration Project Overview

Rehousing Programme

The Woolwich Estates Regeneration Project comprises the phased demolition of Connaught, Morris Walk and Maryon Road/Grove Estates replacing 1064 units with over 1500 mixed tenure homes of which 35% will be affordable. The development of Connaught is underway and the overall programme for the three estates will take 12 years. The Council is working closely with the developer to take every opportunity to reduce this programme and bring new homes forward.

The first 37 affordable homes will be completed in February 2017 with the first private for sale coming on stream in 2018. 133 affordable homes will be delivered in the first phase of which 49 homes are for Shared Ownership.

There will be a range of rents set from social target rent to 60 % and 80% of market rent. A local marketing strategy is being developed and further details will be provided once this is agreed.

A 5 year re-housing programme of tenants and buy-back of leaseholders is underway for both Morris Walk and Maryon Road/Grove Estates. From a total of 290 units in Phase I Morris Walk, 240 have been decanted leaving an estimated 50 tenants and leaseholders. The majority of tenants remaining in Phase I have now accepted properties and are waiting a move date. Royal Borough of Greenwich has served Notices of Seeking Possession on the remaining tenants and is seeking a Compulsory Purchase Order (CPO) to support the acquisition of leasehold properties. Once in place this will be enforced in line with the decant programme and we would welcome every opportunity to agree terms and buy back homes ahead of these dates.

The five year decant plan has given Royal Borough of Greenwich the opportunity to use the empty properties in the short-term to meet housing need. Royal Borough of Greenwich has developed an initiative with Asra to let the properties on a temporary basis, to both maintain the security and management of the estate and to help prevent homelessness.

A total of 51 leaseholders live or own properties on the Morris Walk and Maryon Road/Grove estates, a meeting was held on 10 December to discuss their specific situation and all leaseholders will be written to formally over the coming weeks about the planned Compulsory Purchase Order and related process.

New Homes and Open Spaces

Connaught Estate has three Phases of construction that will transform the former estate by creating integrated streets with a mix of houses and apartments. In addition a new linear park will be provided creating a 'green heart' at the centre. A total of 684 homes will be built of which 239 will be affordable housing and a total of 123 will be three and four bedroom homes.

Morris Walk will be transformed by the inclusion of Maryon Park into the site via a wide tree lined Avenue and the development of family houses with private gardens. There will also be a tree-lined landscaped park to shelter the homes from the railway line. A total of 696 homes will be built on Morris Walk Estate of which 244 will be affordable housing and a total of 291 properties will be three and four bedroom homes.

Maryon Estate will have the current fragmented layout removed by reinstating street frontages. The homes will be in terraces to take advantage of the steep site with all homes having as much daylight as possible. A total of 150 homes will be built on Maryon Estate of which 53 will be affordable housing and a total of 77 properties will be 3 and 4 bedroom homes.