

# Achilles Street Stop and Listen Campaign

## FACT SHEET

### Notes and Sources

#### **Fact 1 – Lewisham Council wants to demolish decent council homes**

- Letter to Residents dated 4 July 2016
- Email from Lewisham dated 26 May 2017

#### **Fact 2 – Lewisham isn't interested in anything other than demolishing the Achilles Street area**

- Lewisham Council Consultation Boards 21 May 2016, 5 November 2016 and 25 February 2017, available at: <https://achillesstreetstopandlisten.wordpress.com/documents/>
- The Mayor and Greater London Authority's Good Practice Guide to Estate Regeneration, at: <https://www.london.gov.uk/what-we-do/housing-and-land/improving-quality/good-practice-guide-estate-regeneration>

#### **Fact 3 – Lewisham won't consider the option of infill and refurbishment**

- Letter to Residents dated 4 July 2016
- Lewisham Council Consultation Boards 21 May 2016, 5 November 2016 and 25 February 2017, available at: <https://achillesstreetstopandlisten.wordpress.com/documents/>
- 'Demolition or Refurbishment of Social Housing? A review of the evidence', 27th October 2014, UCL Urban Lab and Engineering Exchange report for Just Space and the London Tenants Federation, available at: <http://www.engineering.ucl.ac.uk/engineering-exchange/files/2014/10/Report-Refurbishment-Demolition-Social-Housing.pdf>
- 'Is demolition ever the best way to regenerate?', The Guardian, 4 June 2014, available at: <https://www.theguardian.com/cities/2014/jun/04/is-demolition-ever-the-best-way-to-regenerate>
- For the potential that infill and refurbishment has to offer as an alternative to demolition see '2 or 3 Solutions to London's Housing Crisis', Architects for Social Housing, available at: <https://architectsforsocialhousing.wordpress.com/2016/12/11/2-or-3-solutions-to-londons-housing-crisis/>

#### **Fact 4 – Lewisham Council has failed in its duties as a landlord and managed the decline of the Achilles Street area**

- Letter to Residents dated 4 July 2016
- Lewisham Council Consultation Boards 21 May 2016, 5 November 2016 and 25 February 2017, available at: <https://achillesstreetstopandlisten.wordpress.com/documents/>

#### **Fact 5 – Lewisham's plans for the Achilles Street area have been designed by private property developers**

- 'Completing London's Streets' Savills Research Report to the Cabinet Office, 7 January 2016, available at: <http://pdf.euro.savills.co.uk/uk/residential---other/completing-london-s-streets-080116.pdf>

#### **Fact 6 – Redeveloping the Achilles Street area will not address the shortage of council housing in Lewisham**

- London councils 'fail to meet affordable homes targets' <http://www.bbc.co.uk/news/uk-england-london-36412679>

- 'No affordable housing at £250m flagship Lewisham Gateway development', News Shopper, 17 December 2014, available at: [http://www.newsshopper.co.uk/news/11672273.No\\_affordable\\_housing\\_at\\_250m\\_flagship\\_Lewisham\\_Gateway\\_development/](http://www.newsshopper.co.uk/news/11672273.No_affordable_housing_at_250m_flagship_Lewisham_Gateway_development/)
- For an example of the way in which property developers use viability assessments, see the 'Affordable Housing Review' relating to the first phase of the Lewisham Gateway redevelopment, available at: <http://www.newlewisham.com/downloads/Affordable-Housing-Review.pdf>
- See also 'Lewisham Gateway, Lewisham SE13 Financial Viability Review Report' for the second phase of the Lewisham Gateway redevelopment, see available at: <http://councilmeetings.lewisham.gov.uk/documents/s48739/Appendix%206%20Lewisham%20Gateway%20Council%20Viability%20Report.pdf>
- The 35% Campaign have documented the use of viability assessments and all of Southwark Council's broken promises about 'affordable' and social housing on the Heygate Estate redevelopment in their article 'Affordable housing - broken promises', available at: <http://35percent.org/affordable-housing/>  
On the redeveloped Heygate estate there was a target of 500 new social rented homes but by using viability assessments property developers managed to get number down to just 82. This means that of the 2,704 new homes built on Heygate only 3 percent are social rented.

#### **Fact 7 – Anyway, 'affordable' housing isn't affordable**

- Mayor and Cabinet Meeting - 13 July, 2016  
<http://councilmeetings.lewisham.gov.uk/ieListDocuments.aspx?CId=139&MId=4248>
- Living Wage Foundation: 'What is the Living Wage as an annual salary?'  
<http://www.livingwage.org.uk/what-living-wage-annual-salary>

#### **Fact 8 – Lewisham Council doesn't care about residents, local businesses and community organisations**

- For Tidemill Gardens, Deptford see:  
<http://oldtidemillgarden.wixsite.com/deptford/campaign>  
<https://you.38degrees.org.uk/petitions/save-old-tidemill-wildlife-garden>
- For Lewisham Gateway see Fact 6 above
- For the Excalibur Estate, Catford see, 'This is my home, my little castle', The Guardian, 28 December 2012, available at:  
<https://www.theguardian.com/lifeandstyle/2012/dec/28/prefab-houses-last-estate-britain>  
'Largest postwar prefab estate to be demolished', The Guardian, 2 January 2011, available at:  
<https://www.theguardian.com/society/2011/jan/02/postwar-prefab-houses-demolition-london>
- For an interesting account of Lewisham Council's attempts to redevelop the land around Millwall see Barney Ronay's article 'How the battle to save Millwall's stadium was won', The Guardian, 27 January 2017, available at:  
<https://www.theguardian.com/football/2017/jan/27/how-local-resistance-and-press-scrutiny-saved-millwalls-stadium>

In the article he looks at how Millwall fought back against Lewisham Council and the property developers. He also reveals some highly dubious relationships between the Council and the property developers involved in the redevelopment.