



Resident news

Welcome to the new monthly newsletter for Lewisham Homes residents

37 new homes nearing completion



In the next few months, we will be welcoming residents into 37 brand new homes across three sites.

At Kenton Court on Adamsrill Road in Bellingham, we are completing 25 new one-, two- and three-bedroom flats, all to be let at social rents, on the site of a former extra care facility.



The Canonbie Road development in Forest Hill will provide six homes, made up of two- and three-bed self-contained flats, some with private gardens as well as a large shared garden. It will provide much needed, high-quality temporary homes for homeless families currently occupying nightly paid accommodation.



Purchased by the council in 2015, the site was previously occupied by a three-storey building which was in a state of disrepair.

At Marnock Road we are building a terrace of three-storey family houses on land to the rear of one of our

existing blocks near Crofton Park station. This scheme involved the demolition of a row of garages and will provide six new four-bedroom houses for London Affordable Rent.

The development will improve the public realm around the site with additional planting and parking provisions, including electric vehicle charging points and cycle parking.

These are just three of the 14 schemes we currently have under construction, which together will provide 293 homes to contribute towards alleviating the housing crisis in Lewisham. Our development team is working on bringing more projects through, with a further 825 homes across 14 sites in design and planning. These include 497 for social rent and 328 for sale or shared ownership to subsidise the programme. We expect to see more starts on site by the end of the financial year.

They are all part of the London Borough of Lewisham's ambitious [Building for Lewisham](#) programme.



Proud to support

#servicewithrespect



Interview with Janet Daby MP

As part of our Black History Month celebrations in October, we spoke to Janet Daby, MP for Lewisham East.

The interview was conducted by Chidi Onyema, co-chair of our equality, diversity and inclusion staff network. An extract is included below, and the full version is available [on our website](#).



The theme of this year's Black History Month is 'Proud to be'. What does 'Proud to be' mean to you?

It's who I am. I have grown to be proud to be Black and of Jamaican, Guyanese Indian heritage. I believe that my heritage, upbringing and life experiences have helped to shape who I am today.

My parents met in New Cross during the Windrush era and later married. I remember

travelling to Jamaica and Guyana as a child and feeling as if I had a shared interest with people I'd never met before.

In the parish where my mum grew up in Jamaica, everyone was so friendly and shared whatever they had freely. In Guyana, I felt at home being among a lot of people of mixed African-Caribbean and Indian heritage; it was an unusual feeling seeing so many people who looked just like me.

Everyone gravitates towards

people with whom they share similarities, be that of age, gender or race and something else. That's quite normal.

I am British and I'm equally proud of growing up in the UK and London, which is my home. Like most people of colour, I continue to face challenges due to overt and covert discrimination.

However, there will always be many more people who love and accept you. They will fight with you and for you.



Casey Elisha visits Evelyn Community Centre

Also to mark Black History Month, we hosted the author of popular children's books *Love Thy Fro* and *My Mummy is a Superwoman* at the Evelyn Community Centre.

Casey met children from the local school and nursery, who all received free books.

Leasehold forum

The next meeting of our forum for leaseholders has been re-arranged to 7 December at 6.30pm. If you would like to join the forum please email getinvolved@lewishamhomes.org.uk to register. Minutes of the previous meetings can be found at lewishamhomes.org.uk/leasehold-forum.

Tenancy audit and fraud

Residents misusing their tenancy and subletting is against our tenancy agreements and could be a criminal offence. It also means blocking a property from being used to house a family on the council's waiting list.

Our tenancy audit team have been working hard to recover properties despite a challenging year. The action the team could take has been restricted as, for very good reasons to do with the pandemic, most eviction processes have been on hold.

However, we still managed to recover 70 properties in 2020/21 and have recovered a further 51 properties from April 2021 to date. Each one means rehousing somebody from the council register and is estimated to save the council £18,000 – which represents a total saving of approximately £1,260,000 for 2020/21.

Action Against Hunger UK



Lewisham Homes has been working with Action Against Hunger to tackle growing food poverty with our community supermarkets. We currently support three in the borough, on the Pepys and Evelyn estates and Kelvin Grove/Eliot Bank.

These food services respond to local needs and ensure the most vulnerable families in some of the poorest regions can access a healthy and affordable diet with choice and dignity.

Action Against Hunger has recently released a fundraising video featuring contributions from our community relations manager and volunteers at the Kelvin Grove/Eliot Bank community supermarket. [You can view it here.](#)

Meet the Building Safety team

In preparation for the Building Safety bill becoming law, Lewisham Homes is in the process of creating a new, dedicated building safety team. The team will consist of a number of named building safety managers who will be a point of contact for residents for all building safety matters and will ensure that all the requirements from the new regulator for social housing are met.

We will be holding a virtual meeting via Zoom on Tuesday 23 November, 6-7.30pm, for residents of our high rise buildings (seven storeys or more). This is an opportunity to meet our building safety managers and ask questions about what the Building Safety bill will mean for you and your building.

If you would like to join, email buildingsafety@lewishamhomes.org.uk to register your interest.

Raiders Netball

We have partnered with Raiders netball on the Honor Oak estate. Another successful Lewisham Homes Community Investment Fund project, this weekly netball meet-up offers sessions for young people and adults.

Raiders has been running on Monday evenings and already has over 30 residents signed up for some weekly fun and exercise.

We are keen to support more sports activities on our estates. If you have a group of neighbours who might be interested in netball training or other sports, let our community relations team know on getinvolved@lewishamhomes.org.uk.



Book a 'property MOT'

If you have concerns about the overall condition of your home and would like us to conduct survey, please contact us on property.condition@lewishamhomes.org.uk.

The team conducting the inspection will be equipped to carry out a variety of repairs on the spot or offer future appointments for more complex work.

Holidays are coming!

The Community Relations team at Lewisham Homes are busy coming up with lots of festive activities for residents. Keep an eye out for further information in early December about:

- **Writing letters to Father Christmas**
- **Lewisham Festive Homes**
- **Lewisham Homes' 12 Days of Volunteering**
- **The Lewisham Homes Winter Trail**
- **And more!**

If you would like to be kept updated about any or all of these projects, please email getinvolved@lewishamhomes.org.uk



Free football sessions for teenagers

Following a successful application to the Lewisham Homes Community Investment Fund, Sports Fun 4 All will be running a course of free football sessions for Lewisham Homes residents aged 13-19. The sessions will be delivered by FA-qualified and DBS-checked coaches, and they will cover the FA's Four Corner model.

A taster session will run on Friday 12 November between 5pm and 7pm at the Bellingham Leisure Centre (5 Randlesdown Road, London SE6 3BT). There is no need to book for this – you can just turn up.

If you've got any questions, contact Sports Fun 4 All on info@sportsfun4all.com or 07432 121741.

Free housing course with LMU

In January 2022 Lewisham Homes is holding our Introduction to Housing Services course with London Metropolitan University.

The three-day course gives

Noise complaints – how we can help

Lewisham Homes receive more noise reports than any other type of nuisance – we are currently supporting people through 117 noise-related cases. Noise is usually managed as a nuisance rather than anti-social behaviour, and is most commonly managed by your housing officer.

Our main tool for supporting the reduction of noise is our free [mediation service](#). When reporting noise nuisance, all residents are expected to engage with this service and their neighbours, when safe to do so. Talking and mediation are proven to be the most effective way to improve neighbour relations.

To record noise, we ask residents to use the free [Noise App](#), which allows you to record noise and send it directly to us from your phone or tablet. We may also refer you to our professional



witness service, who operate on Friday and Saturday nights. They are able to attend incidents and provide statements based on what they hear.

Noise cases can cause a lot of stress and can often take a long time to resolve without the engagement of both parties. Where possible, we recommend talking with your neighbours about any noise concerns – it's common people won't realise the impact of any noise they are causing. If this doesn't work, our housing and ASB officers are here to support you.

Licensing privately rented homes – your view

Lewisham Council is looking to tackle rogue landlords and improve neighbourhoods. A consultation has been launched on proposals to introduce Selective Licensing for all private rental landlords in designated areas of the borough. The proposed new powers would be used to tackle local community issues like antisocial behaviour, so we want the views of all local people, not just those in rented accommodation.

The consultation runs until 5 January 2022.

To find out more, visit lewisham.gov.uk/landlordlicensing or find print copies at Lewisham, Deptford and Downham libraries.

you an oversight in to housing services, the place you live and also how to get more involved in shaping Lewisham Homes as a housing organisation. You will receive a module certificate from London Metropolitan University on completion.

Contact the community relations team if you are interested in signing up at getinvolved@lewishamhomes.org.uk.



Let us know your feedback

If you have any feedback on this edition or have ideas you want share for future issues of the magazine, please get in touch by emailing communications@lewishamhomes.org.uk