

Project Update

What is being proposed?

City of London Corporation is developing proposals to deliver approximately 25-30 new homes for social rent on the existing garage and car park site behind Great Suffolk Street.

Alongside new homes, the project is seeking opportunities to improve landscaping, accessibility, safety and outdoor spaces for both existing and future residents.

The project is currently at an early design stage, and no planning application has yet been submitted. An indicative project timeline is set out below.

Indicative Timeline



Dates are indicative and may change as the project progresses.



What we've heard so far? Engagement Update

Thank you to everyone who has taken part in engagement activities to date. Since December 2025 a total of 66 residents and local businesses have engaged with us through:

- Door knocking and resident surveys in December 2025
- A community pop-up event on 29 April 2026
- Direct emails, phone calls and written correspondence
- Meetings with local businesses

What Residents Have Told Us

Residents have shared feedback on their priorities and concerns over the past few months. The main topics raised include:

Community Garden and Green Space

The community garden emerged as one of the most important issues raised during engagement.

Residents highlighted:

- The value of the garden as a community asset
- Its contribution to the local environment and wildlife
- The importance of retaining opportunities for gardening and growing
- Support for improved planting and landscaping throughout the estate

Residents also expressed a strong desire to be involved in shaping future landscaping, planting and community growing opportunities should the existing garden be affected by the development.

Parking, Storage, Access

Residents raised questions about:

- Parking availability
- Loss of garage storage
- Storage provision that is currently provided by the 'pramsheds'
- Access for emergency services
- Recycling and refuse arrangements
- Accessibility for older and disabled residents

These issues will continue to be considered as designs evolve.

Building Height, Daylight and Privacy

Residents emphasised the importance of:

- Protecting daylight and sunlight
- Minimising overlooking
- Respecting the character of surrounding buildings
- Understanding the impact and disruption that residents are facing from nearby developments, including how construction activity may be managed to minimise disruption.

These topics will continue to be tested and discussed as the design develops.

Safety and Security

Residents highlighted:

- Existing anti-social behaviour concerns
- Estate security
- Lighting and visibility
- Requests for secure access arrangements
- The importance of designing safe routes across the estate

Existing Estate Improvements

Residents also highlighted the importance of maintaining and investing in existing homes and communal areas alongside the delivery of new housing. Suggestions included:

- Estate repairs and maintenance
- Improvements to communal areas
- Upgrades to landscaping and public spaces

New Social Housing

Many residents expressed support for the principle of delivering new homes for social rent. Residents recognised the need for affordable housing while also seeking reassurance regarding:

- Housing allocations
- Local eligibility
- Estate integration
- Management arrangements



How your Feedback Is informing the Design

Residents told us:

You said

**'Keep opportunities for
gardening and growing'**

**'Consider safety, privacy,
and overlooking'**

**'Parking and storage
are important'**

**'We want to continue shaping
the proposals.'**

We Heard

The design team is exploring how landscaping and outdoor spaces can respond to feedback received.

These will remain key design considerations as proposals develop.

Further technical work will assess parking, servicing and storage arrangements.

Residents will be invited to participate in future sessions with the design team.

What Happens Next?

The project is now moving into the next stage of design development. Feedback received during the early stage of engagement is being reviewed by the design team and will help inform the emerging proposals. Throughout summer and autumn 2026, residents will have further opportunities to shape the design through workshops, Resident Steering Group meetings and future public consultation events.

Join Us!

Get Involved - Upcoming Engagement Opportunities

Resident Steering Group (RSG)

The Resident Steering Group will provide a forum for residents and stakeholders to meet regularly with the project team, throughout the design and construction process to help shape future engagement.

If you are interested in being involved, please contact us using the details below.

Themed Design Workshops – ‘Have your Say’

We will be holding a series of themed workshops where residents can discuss key aspects of the proposals with the project team and help inform the ongoing design development.

Shaping Green Spaces and Accessibility Improvements



Discuss ideas for landscaping, planting, community growing opportunities, accessibility, pedestrian routes, safety and shared outdoor spaces across the estate.

-  **Wednesday 22nd July 2026**
-  **6:30pm (please arrive on time)**
-  **Age Uk - Stones End Day Centre, 11 Scovell Rd, SE1 1QQ**

Design Character of New Homes



Review the emerging proposals for the new homes and share your views on their appearance, character, privacy, landscaping and relationship to the existing estate.

September 2026
Evening workshop
Venue and timings to be confirmed closer to the time

Please register your interest if you wish to attend these workshops by emailing collinson@newmanfrancis.org or phoning 0800 644 6040 (freephone).

Frequently Asked Questions



Will the community garden be retained?

The existing garden forms part of the development site and is unlikely to be retained in its current location. However, feedback has highlighted the importance of gardening, biodiversity and community growing space. Future engagement will explore opportunities for residents to help shape a replacement garden and growing spaces within the estate.

Who will the new homes be for, and can I apply?

The proposed homes are intended to be homes for social rent. Further information regarding allocations and eligibility will be shared by the City of London Housing Team as the project progresses. If you would like information about the City of London Housing Register, or would like advice about your housing circumstances and support options, please contact the Housing Needs Team at Telephone: 020 7332 1237 / 1654 or Email: hadvice@cityoflondon.gov.uk

Will there be opportunities to influence the design?

Yes. A programme of workshops, Resident Steering Group meetings and public events will take place throughout 2026.

Has a planning application been submitted?

No. Subject to ongoing design development and engagement, a planning application is currently anticipated to be submitted in late 2026.

Will parking, storage and servicing arrangements be retained?

Residents have raised questions regarding parking, garage storage, pram sheds and servicing arrangements. These matters are currently being assessed as part of the ongoing design process and no final decisions have been made. Further information will be shared as proposals evolve.

Why are new homes being proposed at Collinson Court?

The City of London Corporation has identified the site as an opportunity to deliver much-needed homes for social rent while also seeking improvements to outdoor spaces and the wider estate environment.

FAQ's Continued...



How tall will the new building be?

The design is still being developed and no final decisions have been made regarding the height of the proposed building. At the recent pop-up event in April 2026, the project team explained that the proposed new building is currently being explored at approximately 5-6 storeys. Building height, daylight, privacy and the relationship to neighbouring properties remain key considerations and will continue to be assessed as the design develops.

How will resident feedback be used?

Feedback is regularly reviewed by the City of London Corporation and the design team, and is helping to shape the development as designs progress.



Who is involved?

The project is being delivered by a partnership of organisations. This includes:



City of London Corporation – The lead organisation for the project. They are responsible for overall delivery, project oversight, and are the landowner and social housing provider for Collinson Court.



NewmanFrancis – A community engagement consultancy leading on all resident engagement. They will recruit and support the Resident Steering Group.



Archio – Architects leading the design of the new buildings. They will work closely with residents to gather feedback and shape the extra space.



Turkington Martin & Urban Movement – landscape architects designing the communal outdoor spaces.

Directory



Project Team (Collinson Court Development)

- **NewmanFrancis: 0800 644 6040 (freephone)**
collinson@newmanfrancis.org

Housing Repairs

- **Call 0800 035 0003**
- For non emergency repairs, you can also email the property services team:
- **property@cityoflondon.gov.uk**

Housing Needs Team

- **Call 020 7332 1237/1654.**
- **Email: hadvice@cityoflondon.gov.uk**
- For more information visit:

[https://www.cityoflondon.gov.uk/
services/housing-and-
homelessness/joining-the-housing-
waiting-list/housingregister](https://www.cityoflondon.gov.uk/services/housing-and-homelessness/joining-the-housing-waiting-list/housingregister)



Major Works Team

- Planned maintenance and improvement works to existing buildings are managed by the Major Works Team.
- **Email: majorworksteam@cityoflondon.gov.uk**
- For information about the Major Works Programme and planned works on your estate, visit the Major Works webpage

[https://www.cityoflondon.gov.uk/
services/housing-and-
homelessness/major-works-
programme](https://www.cityoflondon.gov.uk/services/housing-and-homelessness/major-works-programme)



Stay Updated



Visit our online hub to find out more, view past and present newsletters, and the design boards which were on display at the pop-up event in May 2026.



 www.cityoflondonhousing.commonplace.is/en-GB/