

Project Update

What is being proposed?

The City of London Corporation is developing proposals to deliver approximately 45 new homes for social rent on the site of the current playground and Multi-Use Games Area, alongside a new community facility on the site of the disused air raid shelter.

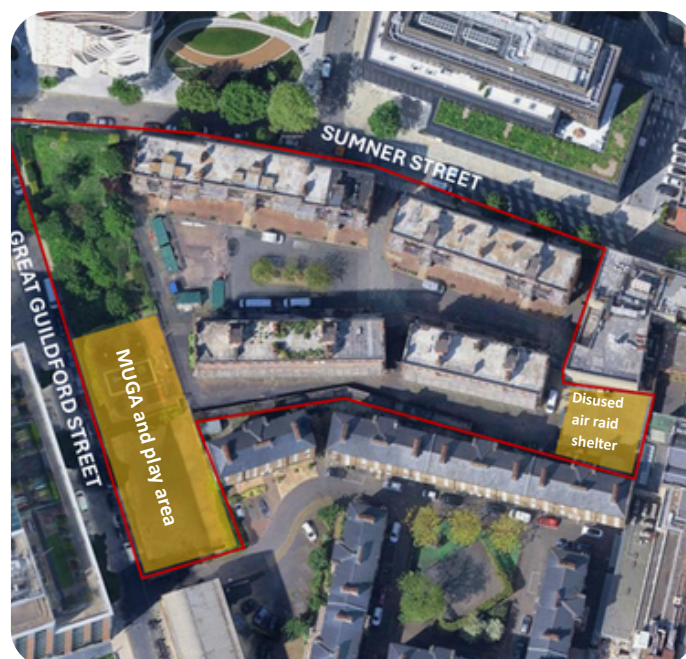
In addition to the homes, the project is exploring opportunities to improve outdoor areas on the estate, including landscaping, accessibility, play provision, and measures to enhance safety for both existing and future residents.

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 61 residents have engaged with us through:

- Door knocking and resident surveys in December 2025
- A community pop-up event on 12 May 2026
- Direct emails, phone calls and written correspondence

What Residents Have Told Us

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

Play Space, Landscaping and Community Facilities

Play, recreation and outdoor space were among the most frequently discussed topics. Residents highlighted:

- The importance of retaining opportunities for children and young people to play and be active.
- Support for improved landscaping, planting and greening throughout the estate.
- The value of the existing courtyard and garden spaces as places to meet and spend time.
- Interest for a new community facility, alongside questions about its future management and use.

Residents also emphasised the importance of maintaining visibility of play areas so that parents and carers can easily supervise children.

Parking, Refuse and Estate Infrastructure

Residents raised questions about:

- Parking availability and drop-off spaces.
- Refuse and recycling arrangements.
- Delivery, servicing and emergency vehicle access.
- Storage provision.
- How the estate will continue to function alongside any new development.

These issues will continue to be considered as designs evolve.

Building Height, Daylight and Privacy

Residents emphasised the importance of:

- Protecting daylight and sunlight to existing homes
- Minimising overlooking
- Respecting the character of surrounding buildings
- Understanding the impact and disruption that residents are facing from nearby development, 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:

- Requests for secure access arrangements
- Concerns about non-residents accessing estate spaces and facilities
- Need for safe and well-overlooked play and communal areas
- The importance of maintaining the courtyard's role as a safe and welcoming community space
- 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.

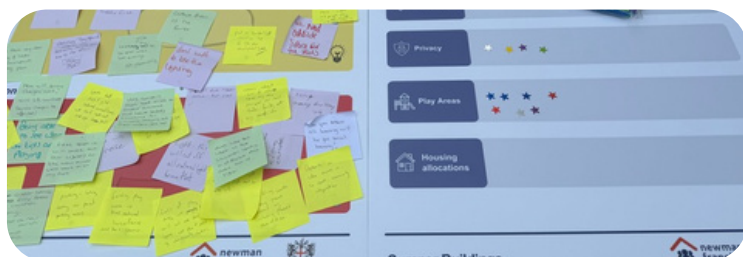
Suggestions included:

- 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

'Protect play space and outdoor areas'

'Consider safety, access, privacy, and overlooking'

'Parking, servicing and access need to work'

'We want to continue shaping the proposals.'

We Heard

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

These will remain key design considerations as proposals develop.

Further technical work will assess parking, refuse, servicing and emergency access 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.

Get Involved - Upcoming Engagement Opportunities

Join Us!

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. See below:

Shaping Green Spaces and Accessibility Improvements



Discuss ideas for landscaping, play, accessibility, pedestrian routes, safety and shared outdoor spaces across the estate.

 **Tuesday 28th July 2026**

 **6:30pm (please arrive on time)**

 **The Bridge (Southwark Room), 73-81 Southwark Bridge Road, London, SE1 0NQ**

Design Character of New Homes



Review the emerging proposals for the new homes, community facility, 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 sumner@newmanfrancis.org or phoning 0800 644 6040 (freephone).

Frequently Asked Questions



Will the play area be retained?

The existing play area forms part of the development site and is unlikely to be retained in its current arrangement subject to planning approval. However, feedback has highlighted the importance of play, recreation and outdoor space for residents, particularly children and young people. Future engagement will explore opportunities to provide new or improved play facilities, landscaping and outdoor spaces as part of the proposals

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**

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, refuse and recycling arrangements, servicing, delivery access, emergency vehicle access and how the estate will continue to function alongside any new development. These matters are currently being assessed as part of the ongoing design process and further information will be shared as proposals evolve.

Why are new homes being proposed at Sumner Buildings?

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 May 2026, the project team explained that the proposed new building would be up to six storeys towards Great Guildford Street, stepping down to around four storeys where the building relates to neighbouring properties. Building height, daylight, privacy and the relationship to surrounding homes remain key considerations and will continue to be assessed as the design develops.

Why is the MUGA (ball court) currently closed?

The MUGA has been closed for a number of years due to the condition of the retaining wall and overall condition of the facility. The area remains closed for safety reasons. The City of London Corporation is considering how outdoor recreation and play facilities can be provided as part of the wider proposals for the estate.

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 Sumner Buildings.



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



Maccreanor Lavington - 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 responsible for designing the outdoor spaces, working with residents to understand priorities and needs.

Directory



Project Team (Sumner Buildings Development)

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

Housing Repairs

- **Call: 0800 035 0003**
- For non emergency repairs, you can also email the property services team:
- **propertyservices@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/housing-register>



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>



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/