

Welcome

We are sharing this newsletter to let you know about some early proposals to build new social housing at Sumner Buildings, Sumner Street.

These plans are still at an early stage, and no final designs or construction dates have been confirmed, however we want to make sure everyone is informed and involved from the very beginning.

In this newsletter, you will find a brief overview of what is being proposed, who is leading the project, and how you can get involved.

About the Project

The City of London Corporation are looking to build around 45 new homes on the site of the current playground and MUGA (ball court). Alongside the new homes there will be improvements to the outdoor communal areas across the estate.

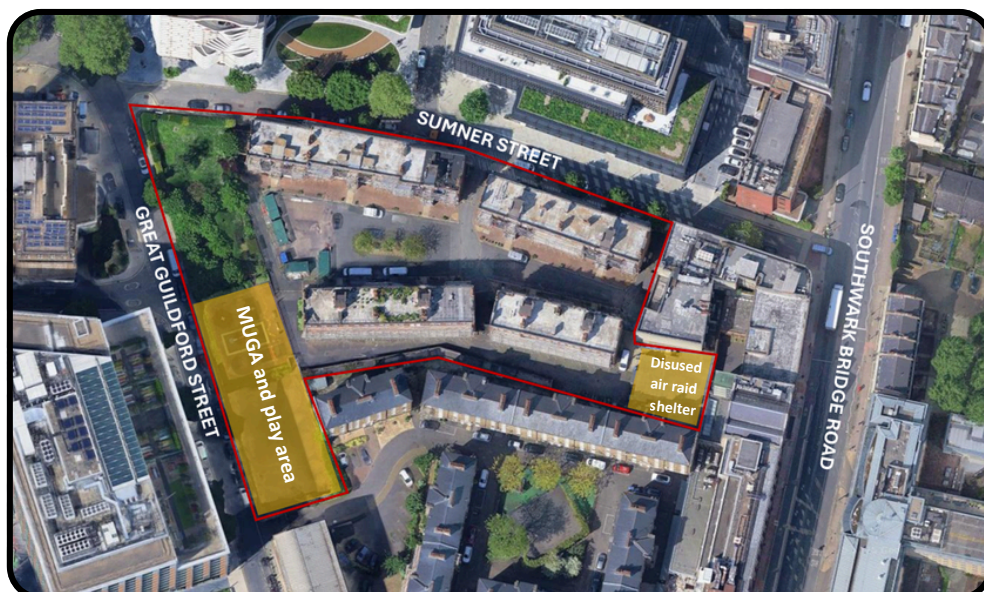
The ambition is to create high-quality social housing, estate management facilities, landscaping improvements and new community space.

The Residents' Garden will remain and play equipment alongside additional planting will be re-provided across the wider site.

We are also exploring the opportunity to replace the air raid shelter with a community centre and estate management facilities.

We appreciate that you may have questions about these proposals. We will aim to answer these as the project develops and ensure that residents' views are central to shaping the designs.

We are still in the early planning stages, so the timeline is indicative. However, we currently expect to submit a planning application in late 2026, with a possible start on site in 2028.



-  **Boundary of Estate**
-  **MUGA and play area –
Proposed site for new
housing**
-  **Disused air raid shelter –
Proposed site for
community centre and City
of London office/welfare**

Meet the Project Team

This project is being delivered by:



City of London Corporation – landlord, landowner and developer who will directly deliver the scheme



NewmanFrancis – engagement and communications, and your first point of contact for any questions or ideas in relation to the new development



Urban Movement – landscape architects designing the communal outdoor spaces



Tibbalds – planning consultants supporting the design and planning application



Architects – recruitment for the lead architects is underway and will be confirmed early in the new year

How to Get Involved

Join Us!

We want to make sure the local community has a strong voice in shaping this project. There will be lots of opportunities to get involved and share your ideas as plans develop.

Upcoming activity:



Wednesday 3 December 2025, 3–7 pm – Members of NewmanFrancis and City of London project team will be door knocking to speak with residents, answer questions, and find out how you would like to stay updated or take part in future engagement.

In the new year:



Workshops – Open to all those interested, to capture local priorities and ideas



Resident Steering Group – to ensure residents have a direct role in shaping the project. If you would like to join, please contact us using the details below.

We will update you again in the new year with more details about the workshops and the residents steering group.

Have your say!



We'll be using the Commonplace platform to share project updates and collect your feedback

Sign up to stay informed and have your say



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



Contact NewmanFrancis



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www.newmanfrancis.org/sumnerbuildings/



We look forward to working with you to make sure your views shape the future of Sumner Buildings.