



Southwark Housing And Planning Emergency

Stop overdevelopment

Homes for people
not for profit

Council housing
not luxury flats

Demonstration:

Saturday 1st March 2025

Assemble 1pm, Peckham Square SE15 5RS
March to Borough Triangle SE1

We are living through a housing emergency. But Southwark Council is doing very little to change that. Despite huge new housing developments across the borough, we have more people now on the council housing waiting list than we had twenty years ago.

The planning system is being used to help developers make money, not to help local people get

desperately needed housing. But we can't let the Council and the developers carry on making the housing emergency worse!

WE DEMAND:

- No to overdevelopment – Is it too high or too dense? NO!
- 50% council housing on private land. 100%

council housing on council land

- Stop the demolition and sell-off of council housing
- Protect and improve our estates, community facilities and town centres
- Stop displacement of traders for unaffordable housing



Email: shapesouthwark@gmail.com
Website: <https://www.ayleshamcommunityaction.co.uk/SHAPE>
Call: 07487 665991



Southwark Council – decades of putting profit before people

Yet more mega developments – in Peckham and Borough – are in the pipeline and the Council looks set to approve them. Like Canada Water, Elephant and Castle and Old Kent Road, there are far too few social rented homes and far too many luxury flats.

Canada Water Regeneration (approved)

Up to 4,000 new homes, only 25% social rented ● £300m – £700m in profit but only £5m for education ● No guarantee of any new health care facilities ● New housing association flats “plagued by leaks and mould”

Aylesham Centre Peckham (not yet approved)

A cluster of 16 massive buildings up to 20 storeys high ● Overshadowing three council estates in Peckham ● 877 homes, only 77 “affordable” ● Displacement of small and independent businesses ● Lack of genuine green space ● Not respectful of conservation area or local heritage

Borough Triangle (not yet approved)

Four tall towers up to 44 storeys high ● Overshadowing Scovell Estate, Mint Street Park & Charles Dickens School ● Nearly 900 new homes, only 25% social rented ● No solid plan to protect Mercato traders ● Little green space

PlushSE16 site (refused following campaign)

Cultural hub & small businesses displaced to make room for... ● 12-story tower block ● 48 new homes, only 25% social rented ● Site lying empty, displaced community and failed relocation

We won't be going away!
Join us again to take the arguments directly to the Council!

Protest at Council Assembly:
6pm, Wednesday 19 March 2025
Council Offices, 160 Tooley Street, SE1 2QH

SHAPE is supported by: / 35% Campaign / Southwark Defend Council Housing / Aylesham Community Action / Save Borough Triangle / Peckham Vision / Latin Elephant / Up the Elephant / Yes to Fair Redevelopment / Southwark Notes / Fight for Aylesbury / PlushSE16 No Price on Culture / Glengall Wharf Garden / Southwark TUC