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12th April 2018

Dear Councillor Hopkins,

I write with respect to the proposed 'Kennington Stage' development at the site of the former Woodlands nursing home. I hope that you and your colleagues at Lambeth Council consider an alternative plan for the site that could make a meaningful contribution to the provision of high quality homes with rents equal to council rents for Lambeth.

As you may be aware, the developer (Anthology) is currently in pre-application discussions with Lambeth Council and intends to submit their planning application towards the end of April. The developer has been supported by a £21.8m loan from the Greater London Assembly (GLA) to expedite the planning and implementation of this ill-advised development project.

The proposed development has met with significant opposition from residents in Prince's ward, as well as in neighbouring wards in Southwark. It was clear from both the high attendance and spirited debate at the public meeting organised by local community action group *Stop The Blocks* on Monday 8th April that there remain many unanswered questions surrounding the current plan. Residents are concerned that the development is disproportionately dense for the locality and includes a planned 29 storey tower in a low-rise residential area.

The Kennington Stage proposal bears so many of the hallmarks of a Lambeth Labour housing strategy that is fundamentally broken:

- Public (former NHS land) sold to private developers on the cheap
- Anthology as favoured development partner of the Labour Mayor, having accessed total loans of around £50m (which accounts for a full 20% of the GLA Land Fund), of which £21.8m was granted for this specific development
- Only 24 units are proposed social housing, with no confirmation that these will be provided at rents equal to council rents
- The Cinema Museum (a valued local cultural institution) used as a pawn in the developer's plans, with the security of its future pitted against other vital community considerations