

Kipling Garages & Leathermarket Community Benefit Society



Future residents at a consultation event

27 homes
Affordable rented

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Responding to a need identified in a survey carried out by Tenant Management Organisation Leathermarket JMB for more affordable housing in their area, the JMB initiated the development of the Leathermarket Community Benefit Society (CBS) as a co-operative with a membership open to people who live or work in the area to explore options for new developments. The CBS identified the underutilised garage site on the JMB's Kipling Estate and obtained funding from the GLA to develop designs and make a planning application. The CBS appointed Igloo as Development Manager, who selected a team of locally-based consultants.

The design for the homes on the site represents a ground-up approach to affordable housing delivery. Every aspect of the design was developed in in close collaboration with residents shaping and moulding the design from first principles through to detailed design, through a number of workshops undertaken over more than a year. Large-scale models were used to explore alternative massing options, before detailed workshops with new residents to explore flat layouts, finishes and specific requirements. The result has been a scheme that shows how new high density affordable housing can be delivered on constrained brownfield sites.



Getting local residents involved unlocked the site. It made those people supporters of the schemes rather than protestors in front of the bulldozers, and the homes would not have been built if it hadn't been for the JMB building this support
John Paul Maytum – Chair Leathermarket JMB



The scheme comprises 27 flats and maisonettes, including 3 wheelchair accessible flats (with 3 dedicated parking spaces). Particular consideration was also placed on developing a strong sense of community with a roof terrace, communal garden and generous communal entrances designed to encourage social interaction between residents.

The scheme is being developed in partnership with Southwark Council as part of their plans to provide affordable homes in the borough. The Council owns the freehold of the site and are providing funding for the development, and they will grant a 125 year lease to the

CBS. The CBS will buy management services from the JMB, which has enabled local residents to successfully manage 1,419 tenanted and leased Southwark Council homes since 1996. Working together, the JMB and the CBS have encouraged tenants under-occupying JMB homes to downsize to the new homes, freeing up properties for larger families. This has meant that many of the future residents of the Kipling Garage scheme have participated in developing the scheme from the outset.

Scheme completion is anticipated to be in 2017, and consideration is being given to how other local developments may be done.



I am beginning to make it my home before it is even built and this makes me even more enthusiastic about getting involved and coming to meetings. The building is special to us because the people moving in and who helped to design it are going to be looking after it.

Kipling Garages site future residents



Proposed view from Leathermarket Gardens / CGI by Forbes Messie