

## PURPOSE OF THIS EXHIBITION

This exhibition provides an overview of the information that will be presented to Lambeth Cabinet at the 11th July meeting. This includes the preferred scenario that will the Cabinet decide upon. This represents the end of the feasibility stage of the regeneration project, on which we have been consulting with residents since November 2015.

## WHAT IS CABINET?

Lambeth Cabinet is made up of Councillors and is chaired by Cllr Lib Peck. Councillor Matthew Bennett is the Cabinet member for Housing.

The main purpose in taking a report to Council's Cabinet now is to provide residents of the Fenwick Estate with certainty on whether their homes are to be included or not in any future redevelopment of the estate – to confirm the extent of redevelopment to take place. In making this decision, Council's Cabinet will consider what consultation has taken place with residents, what the response has been on the consultation and whether future redevelopment of the estate is considered to be feasible (technically and financially).

## FEASIBILITY STAGE CONSULTATION FINDINGS

Consultation has been ongoing since November 2015. The aim of the resident engagement during the feasibility stage was three fold:

- Ensure that as many residents as possible are INFORMED about the regeneration programme.
- Once informed facilitate a range of opportunities for people to be INVOLVED in the process.
- Collect feedback from residents who are involved in the process so that their views can INFLUENCE how regeneration happens.

**84%**

**OF HOUSEHOLDS WERE REACHED AND CONFIRMED AWARENESS OF THE PROJECT**

Recognising that not everybody responds to the same type of communication residents were informed in a number of ways:

- 7 newsletters
- 1 pop up event
- Website updates
- 4 rounds door knocks (carried out during the evenings)
- A site walkabout
- 5 workshops
- 3 exhibitions
- 1 study trip

**39%**

**OF HOUSEHOLDS ACTIVELY ENGAGED IN THE PROJECT**

Residents have co-created a Resident's Brief and see potential for a regeneration scheme to provide:

- Better quality, warmer, larger homes.
- Improved open space and in particular play provision.
- More secure access to flats with entry doors to stairwells and minimise number of units per core.
- Better lighting across the estate making it feel safer.

Residents have ongoing concerns which can be summarised as:

- The change in tenancy and loss of right to buy.
- Not getting like for like replacement with particular reference to private gardens and parking provision.
- Affordability for both homeowners and tenants.
- Repairs and upkeep not happening in the interim. Potentially a long regeneration project and people may be living in inadequate conditions for a long time.
- Will individual housing needs be met particularly those with caring responsibilities or mobility issues.

## CABINET RECOMMENDATIONS

**Cabinet will be asked to approve the following recommendations, (current wording is in draft).**

- To authorise the progress of the project on the basis of the full redevelopment of the Fenwick Estate (excluding the odd-numbered properties on Willington Road)
- To implement the Key Guarantees for residents
- To authorise officers to procure a Development Management team to progress the redevelopment of the estate
- To require officers and the procured development management team to work closely with residents in the procurement and formulation of the masterplan, including a phasing strategy and a local lettings plan for the Estate

**The Cabinet report will include the following information, which will be the starting point for the Development Management team when it takes the project forward**

- Residents feedback on the regeneration proposals
- The Residents Brief
- The Feasibility Stage Consultation Report
- The Feasibility Stage Design Report
- A financial feasibility study
- An Equalities Impact Assessment

The redevelopment area includes all of the properties on the Fenwick Estate, but excludes the odd-numbered properties on Willington Road.

The odd-numbered houses on Willington Road were originally included within the Fenwick Estate Regeneration Feasibility Study and the Council committed in April to do further work regarding the odd-numbered properties on Willington Road. This review is now complete, and it is now proposed that these properties will be excluded from the recommended scenario that the Cabinet will decide upon. This means they will be retained.

This is primarily due to the existing condition of the stock and the need for investment in these homes in comparison to the Fenwick Estate, the financial feasibility of redevelopment, and a consideration of resident views.

The Cabinet Report is a public document and is published 5 full working days before the meeting on 11th July.

## FINANCIAL APPRAISAL INFO

**An appraisal of the financial aspects of redevelopment will be included in the Cabinet Report. This will provide Cabinet with evidence, based on the information currently available, that the redevelopment is financially feasible.**

**This appraisal is based on a number of assumptions, and considers the following:**

- The costs of the development and construction of the new homes for existing and new residents, including open spaces and landscaping, building materials and fees, and other costs associated with the development, including compensation and acquiring properties
- The amount of money that would need to be borrowed in order to fund the development
- The costs associated with managing and maintaining the new estate

- The income that would pay back this borrowing, which comes from rent from tenants, service charges, and any rent or money from sales of homes from new residents.

**The appraisals undertaken so far indicate that the redevelopment of the Fenwick Estate is financially feasible. Various options will be appraised in terms of the number of homes to be built, and how many extra new homes for rent (at social and market rents) or sale could be built, once all existing tenants and leaseholders are rehoused.**

**These appraisals will be refined as more information becomes available.**

## WHAT HAPPENS NEXT?

### **Appointing a Development Management Team**

If the recommendations in the Cabinet Report are approved, the Council will continue with a process to appoint a Development Management team for the Fenwick Estate.

This Development Management Team will work the Council and residents to create a masterplan and designs for the new and replacement homes, and to take this plan through the planning process to delivery.

Residents will be involved in the process to appoint this Development Management team from the range of companies who are bidding for the work. This involvement will be through an exhibition on the Estate at which all residents can score the different teams, and a panel made of up resident representatives, ward councillors and council officers will interview each team.

The winning team will be based upon a combination of this interview and exhibition, the price of their bid and the quality of a written submission.

It is expected that the Development Management team will start work in September.

In the meantime, both the Council and the Independent Resident Advisor will continue to engage with residents through drop-ins, meetings, and the Resident's Engagement Panel to ensure all residents are aware of the regeneration, how it will affect them, and what residents are entitled to through the Key Guarantees.