

Briefing Note

How lessons learned from providing more and better homes at Myatts Field North have shaped the principles of the estate and housing regeneration programmes

Context

In building 'more and better homes' through its estate and housing regeneration programmes, the council is taking a long-term view. These homes need to stand the test of time, create a positive legacy for Lambeth, be high quality, low maintenance and low energy to help create resilient mixed neighbourhoods for everyone. As part of preparing for the programme, the council has worked with residents to develop its **Housing Design Principles and Standards**.

The Housing Design Principles and Standards will need to be met by all the new homes that Homes for Lambeth builds. These improve on national standards to deliver high quality homes and places that are economical to live in and maintain.

The council has also developed **Key Guarantees for Tenants and Homeowners**, since approved by Cabinet that set out what residents affected by regeneration can expect from the council. The Key Guarantees aim to:

- Give certainty to residents about the estate regeneration process
- Give an offer to residents that reassures them that rebuilding will be as stress-free as possible
- Give people the opportunity to stay on their estate and help keep communities together
- Give residents the opportunity to be involved in the design of their new neighbourhood.

Lessons learned from building more than 700 new homes on Myatts Field North Estate are now built into the Council's Key Guarantees for residents and into the Design Principles and Housing Design Standards that Homes for Lambeth will work to in all estates' regeneration work.

Myatts Field North

At Myatts Field North, residents were closely involved in the estate regeneration process, including selecting the private sector partner. Although the funding finally made available by the government was £15m less than what the Council had planned for, work is now almost complete and we have:

- * Refurbished 172 homes
- * Built 305 new homes to replace demolished properties
- * Created 146 additional affordable homes
- * Created 359 homes for sale to raise income for re-investment

The very poor condition of much of the Myatts Field North estate meant that significant regeneration was required and the only option available to the council at the time was the Private Finance Initiative. There are strict conditions for PFI schemes which the regeneration project has to work within, particularly that the works and services must be provided through a long-term agreement with a private sector partner.

The current estate regeneration programme to provide new, better quality homes will not be delivered via a PFI, but through a wholly council owned company, Homes for Lambeth. However, the same guiding principles for planning and working with residents are essential for all works to people's homes, whatever the source of funding, and important lessons have been learned from the project which are now included in the Housing Design Principles and Standards and the Key Guarantees.

The following sets out some areas where residents of Myatts Field North have expressed concern and how these will be addressed by the council and Homes for Lambeth for the estate regeneration programme.

Lessons learned

KG – Key Guarantees

HDPS – Housing Design Principles and Standards

ISSUE	RESPONSE	WHERE
Process		
<i>Ensuring reliable, consistent information and feedback directly between residents and the council</i>	The council will plan the resident engagement process from the start of each housing regeneration project with clear processes for engagement, communications, recording decisions, complaints etc	KG
	The council will provide residents with direct support and independent advice as appropriate e.g. Project team, Decant team, Independent Advisers	KG
	Residents will be involved in the development of the design for their new place and homes	HDPS
	There will be a dedicated rehousing team to work with tenants and homeowners throughout the regeneration process	KG
	The council will periodically monitor the Equalities Impact Assessment for the project, linked to major decision points as appropriate	Equalities Panel
<i>Project leadership</i>	The new homes to be provided through the programme will be built, owned and managed by Homes for Lambeth, a fully owned Council company.	LBL Cabinet
<i>Parking and vehicle access</i>	Access for refuse and emergency vehicles, existing car ownership, use and parking arrangements to be understood at	

	<p>masterplanning stage and a parking strategy be prepared to inform the planning application. The construction method statement will include the impact on parking arrangements during build period.</p> <p>Any parking management schemes to be put in place before residents move in to the new homes.</p>	HDPS
<i>Rehousing options for homeowners</i>	<p>The council will offer a variety of options for resident homeowners that seeks to deal with different financial circumstances, and ensure a dedicated decant team is available to all residents affected by regeneration.</p> <p>The council will fund independent financial advice where needed.</p>	KG
<i>Valuation of existing homes</i>	<p>The council will be clear what the basis of valuation is and that homeowners can obtain independent valuation advice.</p> <p>The buyback of existing homes will be carried out by the council along with the rest of the rehousing programme, and professional valuers will carry out the negotiations with homeowners.</p> <p>The council will pay for the homeowner to receive independent valuation advice if they are not satisfied with the council offer. The independent valuer will also be able to negotiate with the council's representatives on the homeowner's behalf.</p>	KG
<i>Security</i>	<p>There will be effective security of decanted/void properties including gardens/outbuildings prior to demolition.</p>	Decant strategy
Design		
<i>Refuse arrangements</i>	<p>The refuse strategy for the estate will be considered along with parking and traffic during the masterplanning and detailed design stages. It will be clear and easy for residents to understand and use.</p> <p>The decant plan for existing residents will include clearing out old properties as part of the demolition works, to avoid people dumping unwanted items.</p>	<p>HDPS</p> <p>Decant strategy</p>
<i>Sound transmission between homes</i>	<p>The design of homes and blocks will consider how to minimise sound transmission both through 'stacking' similar rooms above each other where possible, or if this cannot be achieved the build method and acoustic treatment must be appropriate.</p> <p>The acoustic requirement in the building specification will continue to be for Building Regulations plus 5dB.</p>	HDPS

	An acoustic consultant will be appointed to review design proposals and provide an acoustic specification for design performance and testing, and retained to advise on the design and build proposals prior to construction.	
<i>Heat and power provision</i>	<p>A 'fabric first' approach will be taken to the new homes, so that the building fabric does as much as possible to ensure comfortable use, with low running costs.</p> <p>Where technology is considered, the council will keep things simple wherever possible. Where new technology is to be used, the infrastructure required will be fully understood so that it can operate as expected.</p> <p>The cost to residents and the landlord will be analysed as part of resident engagement and in choosing a particular build method or installation of technology.</p> <p>The council will need to identify how best to give residents good value for money in terms of future energy costs. If there is a single energy provider, then the council will need to identify how to ensure that residents pay equal to or ideally less than market prices for energy and how this can be made transparent and put in place relevant KPIs.</p>	HDPS
<i>Council Tax, rents and running costs of new homes for residents</i>	<p>The council will be clear with residents what the costs of living (rents, Council tax, service charges and running costs) in the new home are likely to be. As both the Government Rent Formula and Council tax calculation are based in part on the value of the home, they are likely to be higher than for the existing homes.</p> <p>The council will work with Council Tax officers and the VOA at design stage to understand any potential increases against the overall costs of running the new home so that residents know what to expect before they move. Rent increases will be phased over five years to reduce the impact. Benefits and other advice will be available through the Decant team.</p>	KG HDPS

Appendices:

1. Housing Design Principles 2016
2. Key Guarantees March 2017