Development management team guide

Your guide to the exhibition

Saturday 1st October 2016
10.30pm – 2.30pm
Fenwick Hall

Take part in selecting the development management team for Fenwick Estate
Meet the development management teams

There are four short-listed development management teams; the Council with the help of residents needs to select one.

At the exhibition the prospective teams will be present and will have displays to tell you who they are, what they have done in the past (their experience and track-record) and their approach to engaging with residents on the estate.

What are development management teams?

Development management teams are consultants with a wide variety of technical skills, who have the expertise to create deliverable and viable designs for the future estate. They will design the estate in collaboration with residents. They will then submit a planning application for these designs.

On Saturday 1st October you will have a chance to quiz the potential teams who will work with you to design the new Fenwick Estate. This follows on from the Council’s decision to redevelop the estate. Not only will you get to quiz the different teams, you will be able to express your views on which teams you prefer.

If planning approval is achieved, they will plan and oversee the delivery of the new homes. This booklet contains information on each of the teams who will be at the exhibition. Please have a read of it ahead of the exhibition as it will help you make the most of the exhibition itself.

The details of the exhibition are:

When?
Saturday 1st October 2016
10:30pm to 2.30pm

Where?
The Fenwick Hall, 128 Willington Road, Fenwick Estate

You can let us know if you want to come along via:
Fenwickestate@Lambeth.gov.uk
What is going to happen next?

The Council will remain your primary contact through the regeneration of the estate. The Council will continue working directly with residents and help any residents who want to move to a brand new home on the estate. The development management team will be supporting the Council by formulating the design and strategy for building a new Fenwick Estate.

The table below outlines a provisional timeline for some of the key stages for the development in the short and long term. There will be other stages as the project moves forward and the Council will advise you on these as soon as a clearer timeframe has been established.

<table>
<thead>
<tr>
<th>Event</th>
<th>Timeline</th>
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<tbody>
<tr>
<td>Help the selection of the Development Management Team</td>
<td>Autumn 2016</td>
</tr>
<tr>
<td>Share your views on the look and feel of the new estate</td>
<td>Winter 2016-Summer 2017</td>
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<tr>
<td>Planning permission</td>
<td>Autumn 2017-Autumn 2018</td>
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<tr>
<td>Construction work starts</td>
<td>Winter 2018</td>
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<tr>
<td>Earliest demolition of any existing homes</td>
<td>Winter 2018</td>
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<tr>
<td>Earliest that the first homes are completed</td>
<td>Winter 2019</td>
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As the programme develops we will keep residents informed by newsletters and letters. Alternatively you can sign up to get the latest email news and developments from the Fenwick Estate regeneration team via:

`estateregeneration.lambeth.gov.uk/stay_updated`

And find out the latest via:

`estateregeneration.lambeth.gov.uk/fenwick`
Lambeth Council has an ambition to regenerate many of its estates and is looking for innovative solutions to tackle poor housing stock and provide homes for its residents. We understand that for many, this process is daunting, but we want to make sure residents feel they are achieving the best outcome by ensuring they are a part of this collaborative process.

The Team

Who are we?

Mae

Mae has experience and expertise in delivering regeneration schemes. The project will be led by Alex Ely and his team. Together they have been responsible for a wide range of award winning schemes from estate masterplans to housing projects.

Cascade

Resident engagement will be led by Chris Parr at Cascade. He and his team will collaborate with the residents to ensure your views and concerns are listened to. This will help form part of the decision-making process for the regeneration of the estate.

What we do?

40+ YEARS OF COLLECTIVELY WORKING WITH LOCAL COMMUNITIES

DELIVERING HOUSING AND REGENERATION PROJECTS FOR RESIDENTS

We want to ensure the best value for you, your family and Lambeth Council.

Arcadis will support the team with a strong background in driving forward regeneration projects of this size and complexity.

Who you will meet

KERRY FLEMING
Partner Responsible for the Delivery of the Services

Kerry has a wide range of residential and regeneration experience. This experience involving large and complex projects means Kerry knows how to communicate with external teams and third party stakeholders to develop a winning strategy and ensuring a consistent approach to meet aspirations.

RELEVANCE TO LAMBETH
Kerry’s role will be to make sure the programme level requirements are delivered at project level and also be responsible for the delivery of the project.

HARRY WALKER
Associate Development Manager / Lead Consultant

Harry has over 30 years experience working on real estate projects and has been involved in residential and student accommodation developments.

RELEVANCE TO CRESSINGHAM LAMBETH
Harry will lead the project team and be responsible for setting up the team and the delivery of the masterplan objectives.

DOUGLAS McINTOSH
Associate Director Lead Project Architect

Doug is a chartered architect and Associate Director at Mae. Doug’s experience includes large scale residential and mixed-use scheme and has recently completed one for City of Westminster.

Doug specialises in residential projects in demanding sites often with listed buildings and with complex planning issues and technical challenges in London. He has led a number of award winning buildings including the refurbishment and extension to the Grade I Listed Dulwich Picture Gallery, student residences at the University of East Anglia, teaching building for the International Securities Market association at the University of Reading and runners up for the Stirling prize for a private house in Hampstead, London.

RELEVANCE TO LAMBETH
Doug is the lead Architect for the project responsible for developing a masterplan that meets the regeneration and programme objectives.

DAN BEAGLE
Account Director Communication and Stakeholder Engagement

Dan joined Cascade in 2014 from the Royal Institute of British Architects where he was a part of the public affairs team, working on public campaigns and political engagement.

At Cascade, Dan oversees community engagement for Battersea Power Station, delivering programmes to increase local participation and engagement with the development through collaborative community planning and events such as focus groups, charrettes and audits. He also runs the Battersea Power Station Community Forum that operates as a feedback mechanism for residents, local interest groups and key stakeholders. Dan recently led a community audit on behalf of Battersea Power Station engaging with residents in the Savona and Patmore estates.

RELEVANCE TO CRESSINGHAM LAMBETH
Dan will work with the team in the community and stakeholder engagement and will lead the resident consultation.
KARAKUSEVIC CARSON ARCHITECTS
WITH RED LOFT

WHO WE ARE
Karakusevic Carson Architects with Red Loft and Make:Good are a specialist team with unrivalled experience of working with Local Authorities and their residents on council-led estate and housing projects.

Karakusevic Carson will be the lead organisation with overall responsibility for design as well as the management of the team. Red Loft will act as the Development Managers for the project, having worked with Karakusevic Carson for 12 years.

We are the leading specialists in our fields, creating beautiful homes and thriving neighbourhoods that have a unique sense of place and can stand the test of time.

Karakusevic Carson and Make:Good have been working with the Fenwick Estate for over two years, and would be delighted to continue with such a proactive and engaged community.

THE TEAM

Karakusevic Carson Architects
Paul Karakusevic; Partner
Sam McDermott
Olivia Cashman
Edward Simpson

Red Loft
Danny Sutcliffe; Partner
Marcus Fisher
Ros Paris

Make:Good
Catherine Greig; Director
Jasper Sutherland
Diana Phiri-Witty

WHAT WE DO

The Fenwick Estate
Karakusevic Carson and Make:Good have developed a detailed understanding of your estate and neighbourhood, and have established good relationships and enjoyed a fantastic collaboration with many of the residents of the estate during the recent Residents Engagement exercise. The resultant Residents’ Brief will form a fundamental part of the future redevelopment of the estate and the resultant new homes. We champion resident needs and ensure the designs you like are built to the highest standards.

Fenwick South
Karakusevic Carson are also currently working with TfL and Lambeth to provide 55 new homes and a new community centre on the southern edge of the estate, as part of TfL’s planning obligations linked to the Northern Line extension at Nine Elms. We have worked closely with the Tenants and Residents Association on the design of their new community centre and the wider proposals for Fenwick South.

Bacton Low Rise, Camden
A three phase masterplan of 310 mixed tenure homes. Fenwick residents went on a study trip to the first phase of 46 social rent homes as part of the recent Residents Engagement exercise. The project is an excellent example of our approach to community involvement, creating a partnership with a proactive steering group to deliver places residents are proud to call home.

Selected Awards:
- Housing Design Awards 2012 - Best Resident Engagement Programme
- Housing Architect of the Year 2013
- Housing Architect of the Year 2011
- Commended New London Awards 2016 - Mayor’s Prize
- Currently Shortlisted British Construction Industry Awards 2016 - Community Engagement and Low Carbon Construction Awards
The Mott MacDonald Team

**OUR COMMITMENTS TO YOU**

Residents  
We will build a team with residents at its heart.

Listen  
We will ask your views and listen, ensuring we engage and advise you clearly at all stages.

Disruption  
We will look to minimise disruption to residents during the regeneration.

Safe  
We will provide safer streets and open spaces, getting the police to advise on and sign off the designs.

Connections  
We will link new streets back into the wider neighbourhood.

Quality  
We will ensure your new homes are robust, elegant, light, quiet and easy to maintain.

Public Space  
We will create high quality open spaces and retain mature trees as well as planting lots of new trees.

Community  
We will build on and improve existing neighbourhood facilities as appropriate, for a lasting community.

Sustainability  
We will seek to attain leading sustainability targets to provide homes which are cheap to run and long lasting.

Opportunities  
We will ensure the regeneration creates jobs and training opportunities for local people.

Vision  
We will work hard with you to create a vision that reflects your needs and aspirations.

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**Residents**

- **We are a highly experienced and enthusiastic team with lots of relevant experience in regeneration, community participation, successful place making and delivery. We are looking forward to meeting you and to understanding more, by listening to you, about Fenwick Estate.**

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**Delivery**

- **Mott MacDonald**
  - Nick Walford
  - Associate

**Design Lead**

- **Conran + Partners**
  - Lee Davies
  - Partner

**Landscape Design**

- **Churchman Landscape Architects**
  - David Finch
  - Associate

**Community**

- **Communities First**
  - Louis Blair
  - Project Manager

**Property**

- **Bilfinger GVA**
  - Virginia Blackman
  - Director

**Planning**

- **Turley**
  - Sarah Stephens
  - Director

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**Nick** is a Strategic Development Manager with a specialisation in successfully preparing and delivering large scale masterplans. Having studied and lived in S London, he has gained a strong appreciation of Lambeth and the community surrounding Fenwick Estate.

**Lee** is passionate about improving our built environment. He knows the site and area having lived in SE London. His approach to regeneration is very people-centred. He will work with you to ensure designs address local needs and aspirations.

**David** is a landscape architect who passionately believes the greening of urban neighbourhoods can bring significant health and well-being benefits. He has lived in and is currently working in SE London. He will work with you to develop a landscape to meet your needs now and for the future.

**Louis** is an experienced consultant specialising in housing management, resident and community involvement and regeneration. In particular, Louis has worked on a number of estate regeneration projects in various boroughs across London.

**Virginia** advises on all aspects of land assembly within a variety of development, regeneration and infrastructure projects.

**Sarah** advises on all types of development projects and has a broad range of experience advising on all related matters from development strategy through to planning advice and permissions/consents.
Our key Delivery objectives

- Protect and enhance the heritage assets of the area
- Understand how much support is required by the Council
- Involve the wider community in the process
- Identify the anticipated project duration
- Identify client, resident and community requirements

What’s great about Lambeth? Is it’s ever present vibrancy, that other places can only dream of.

This vitality, comes from the dynamism of its mixed cultural heritage alongside its community made up of different people of all ages, genres and interests, interacting and socialising together in one space. We want to help build on this character through our input in developing the Fenwick Estate.

We will work with residents and the Council to get the most out of this great place, by improving the physical environment that everyday people live in and experience and the social landscape that the community have developed over time.

“I will lead the team in the delivery of the Fenwick Estate regeneration. My role is to work with the residents, the council and the different members of our team to make sure that the regeneration responds to your needs and causes the least disruption possible. I am passionate about making sure the investment in your estate provides education and employment opportunities for the local community and will put this into practice working with residents to create a design that will stand the test of time. I will use my experience of delivering similar regeneration schemes in south London to help spot problems before they occur and make sure we do what we say we will, when we say we will. I look forward to hearing your views and getting to understand the estate better”.

Joe Kane Programme leader

“I am the Partner in HTA responsible for leading an enthusiastic design team experienced in delivering regeneration, mixed use and housing projects. Working with communities has always played an important part in my work, its key to successful, sustainable regeneration. I am keen to work closely with residents to develop designs, as well as consulting with the wider neighbourhood and other stakeholders with placemaking at the heart of Fenwick design”.

Caroline Dove Design Lead

“I am the Senior Architect with experience of delivering regeneration schemes from start to finish. In my experience of delivering complex regeneration schemes working closely with residents at planning stage, and through to construction and implementation stages is so important to capturing the nature of the estate. My job is to design everything to do with the new housing, thinking through how to make the new homes wonderful places to live - bright, convenient, safe, warm, and attractive. I’d like to know your ideas!”

James Watson Regeneration Architect

“I will lead the development appraisal process making sure the design process is structured to deliver a viable scheme that meets the needs to the residents. As my background is in Architecture I am passionate about achieving great regeneration that remains financially viable.”

Sarah Hughes Development appraisal lead

“I am the Community Consultation Specialist and am involved in some of London’s largest regeneration schemes. I am currently providing day to day resident engagement for Lambeth Council on Cressingham Gardens and know residents differing needs and wishes. I will support all of you to ensure that everyone has an opportunity to engage in the process and shape the future of the estate.”

Felix Shaw Resident engagement Lead

Mace offers construction and consultancy services, delivering world-class regeneration, healthcare, leisure and education facilities in the UK and beyond. We will deliver the Fenwick estate delay-free – without selling off the family silver.

HTA

HTA has 45+ years’ experience in design and architecture, and 150 professionals to support Fenwick and you, the residents. HTA already work with Mace on Circle’s Merton regeneration and can’t wait to join forces again on Fenwick.

Local Dialogue are award-winning engagement experts who deliver political, community and stakeholder liaison. They work with many councils and development managers on regeneration projects in London, and relish the chance to work on Fenwick.
Got a question? Want to get involved? Here's How:

Online
Sign up to get the latest news and developments from the Fenwick Estate regeneration team via:
estateregeneration.lambeth.gov.uk/stay_updated

Phone
0207 926 3607

Email
Fenwickestate@lambeth.gov.uk

Website
http://estateregeneration.lambeth.gov.uk

Address
Estate Regeneration
7th Floor, International House
6 Canterbury Crescent
SW2 1RW

Resident Engagement Panel (REP)
Resident Engagement Panels are an important part of how the Council engages with residents affected by the regeneration programme.

A Resident Engagement Panel is a group that:

• The Council can give information to, so they can understand the background to regeneration options.

• Residents can have their say on issues affecting them.

• Acts as a sounding board for Council Officers and Council Members so they can understand issues from a resident perspective.

• Provides feedback on the feelings on the estate regarding current activities and Council proposals and feedback from a resident perspective on engagement activities.

• Questions the Council on its proposals and tests whether other courses of action have been explored or could be explored.

• The panels are not decision-making bodies within the Council structure. Nevertheless, they have an important role to play in relation to consultation, ensuring the views of residents on the estate are considered when decisions by the Council are made.

We are currently seeking more tenant representatives for the Panel. If you are interested in finding out more about being on the Resident Engagement Panel, please contact us on:

Phone
0207 926 3607

Email
Fenwickestate@lambeth.gov.uk
If you would like this information in large print, in Braille, on audio tape or in another language, please phone 07950 696 814