**HI EVERYONE**

It has been a very busy month on South Lambeth, as you can probably tell from this bumper edition of the newsletter. We’ve had a study trip, consultation event, completed Housing Needs and Assessments and are launching the Key Guarantees Wrap up consultation. Thank you to all that have taken part in recent events and provided feedback.

There are still plenty of opportunities to get involved. Our Resident Engagement Panel (REP) is still expanding and we have new members. In this edition we have pictures if everyone involved in the REP so that you can recognise on the estate.

As ever, if you have any questions or comments do get in touch!

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**KEY GUARANTEES CONSULTATION**

We are now holding one final consultation to get residents’ feedback to see whether, within legal and financial limits, there is anything more we can do. This consultation will run until 21st November 2016.

You will be able to provide feedback by:
- Completing a form that will be enclosed with the booklet you have received and return it to:
  - Key Guarantees Consultation, c/o Housing Regeneration, London Borough of Lambeth, 7th Floor International House, 6 Canterbury Crescent, London SW8 7OE
  - Or by going to [http://estateregeneration.lambeth.gov.uk/kg_consultation](http://estateregeneration.lambeth.gov.uk/kg_consultation) and completing the online form.
- Attending one of the following events at the Caretakers’ Office, Wimborne House, Dorset Road (no appointment necessary).

FUTURE ACTIVITIES:

<table>
<thead>
<tr>
<th>Activity</th>
<th>Date, Time and Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>REP Meeting</td>
<td>25/10/16 @ 6:30 pm Location: Caretakers’ Mess Room, Wimborne House</td>
</tr>
<tr>
<td>Wimborne House meeting</td>
<td>18/10/16 @ 6:00 pm Location: Caretakers’ Mess Room, Wimborne House</td>
</tr>
<tr>
<td>Key guarantee consultation drop ins</td>
<td>Monday 24 October: 4.00 to 6.00pm, Thursday 3 November: 6.00 to 8.00pm, Monday 7 November: 6.00 to 8.00pm, Tuesday 15 November: 4.00 to 6.00pm, Friday 18 November: 11.00am to 1.00pm</td>
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<tr>
<td>Door knocking</td>
<td>Wednesday 26th October 3.30-7pm, and Friday 29th October 10am-12.30pm</td>
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**LOST TEDDY BEAR**

Thomas was left at the fun day on the 1st October and we would love to be able to reunite him with his owner! He is enjoying life in the Tibbalds office but would love to go home. Please call Claire on 020 7089 2138 and she will arrange to get him back to you.

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**Industrial Cadet in the Housing Regeneration Team**

In September, the housing regeneration team recruited a local young person for an Industrial Cadet work experience placement. In his own words, our cadet Calvin tells us about his time with the team.

“I was interested in housing regeneration because this is something I see around me happening within the borough. I wanted to gain more knowledge about it and see how housing regeneration works.

During my placement I got the opportunity to work from different offices and visit some of the estates in the programme. I helped with inputting data, recording communications, building spreadsheets and taking photos for the regeneration website. I liked going to visit the estates with Project Officers. This was fun because I got to see an estate going through the regeneration process and meet some residents.

Overall, I found the experience very rewarding. I worked with some people who gave me some great knowledge on the industry as well as gave me some great advice. I really enjoyed the experience and would recommend it to any young person interested in getting into a career in housing regeneration”.

Since finishing his Industrial Cadet placement, Calvin has secured an apprenticeship with another department in the Council and is starting the role soon.

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HOUSING NEEDS: WHAT THE SURVEYS TOLD US

Housing aspirations
The surveys indicated that the overwhelming majority of residents wanted to remain on the estate. The majority of respondents preferred a single move in to a new home and leaseholders were more likely to want to move twice to return to a preferred property on the rebuilt estate. Other housing aspirations varied for tenants and leaseholders and are provided for each, below.

Tenant preferences
- Move once into a new home on the estate 53%
- Move twice (if it means moving into a more suitable home on the estate in the future) 23%
- Interested in Shared Ownership opportunities 12%
- Remained Council Secure Tenant elsewhere in Lambeth 9%
- Buy outright 3%

Leaseholder preferences
- Move once into a new home on the estate 55%
- Move twice (if it means moving into a more suitable home on the estate in the future) 44%
- Move off the estate 22%

In addition, 33% of leaseholder respondents said they were prepared to look at all options including moving off the estate.

Your new home
Type of preferred home
Although five of the 6 blocks to be redeveloped are maisonettes, the majority of respondents wished to move into a flat (46%) as opposed to a maisonette (44%) when the estate is redeveloped. 10% did not indicate a preference.

Kitchen
The survey results provided some clear information about the type of new home preferred by residents. You told us that you would prefer to keep a separate kitchen (74%) as opposed to open plan (9%) while 11% said they had no preference.

Where you get your information about the regeneration of South Lambeth Estate
You told us that you get your information mainly from the estate newsletters and letters sent out by the Regeneration Team (86%). This was followed by attending the Tenants and Residents’ Association meetings (52%) and other regeneration-related meetings (30%). A total of 28% of residents received information from neighbours however only 19% said they attended estate events or open-days and 10% received regular information from our email bulletins.

Your feedback on the Key Guarantees for Tenants and Leaseholders
Feedback on the Key Guarantees for Tenants and Leaseholders produced some slightly different results. A total of 48% of respondents felt informed or very informed about the Key Guarantees compared to a total of 16% who stated they did not. However, 35% said they did not know.

Keeping you updated
You told us that you would like to given regular updates on the regeneration of South Lambeth Estate. 41% of respondents preferred these to be monthly while 18% said fortnightly. However, 36% of respondents wanted information only when big changes were due to happen.

Feedback on the Key Guarantees for Tenants and Leaseholders
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- Interested in Shared Ownership opportunities
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A selection of your comments:
- “Would like to remain here as I have lived here 59 years”
- “It needs it, I feel that the estate has gone downhill”
- “Good… it’s about time”
- “It’s going to happen, so we just want to get the deal for residents”
- “At this stage in our lives it is very unsettling”
- “I’m looking forward to it”
- “I like the proposals but I’m a bit apprehensive”
- “It’s a positive move”
- “No problem, it is good to have a new home”
- “I would like more information about Assured Shorthold Tenancies”
- “A good thing but it will be scary at first”

Future engagement
We received some very good feedback about future engagement with residents on the estate and suggestions on how people preferred to be involved. They are listed as follows:

Day trips [to other regeneration estates] 34%
Coffee mornings 24%
Gardening club 21%
Activity classes 21%
Digital buddyng programme 16%

Did you know?
From our surveys, the average cost of heating a tenanted home on the estate is £39.42 per month (£1,073.04 per year).

ESTATE FUN DAY AND MASTERPLAN EXHIBITION

On the 1st October we held a fun day for the residents, neighbours and local stakeholders on the South Lambeth estate to look at the emerging masterplan strategy and help us design the landscaping and new community meeting space.

If we were unable to attend the fun day Claire and Michael will be knocking on your door to talk to you about what was presented on the day and to get your feedback. They will be on the estate on:

Wednesday 26th October 3.30-7pm; and Friday 29th October 10am-12.30pm

We were worried in the morning that the rain would prevent it being a great day but not too long after the sun started coming through the clouds and we remained dry for most of the afternoon.

We had a number of activities for residents to enjoy including a very competitive football tournament run by Look Twice, the football was still going even after all the gazebos were taken away.

We had around 80 people sign in on the afternoon, both from the estate and neighbouring streets.

The bike doctor managed to fix a number of bikes on the day and the fire brigade was a huge hit with the children and some of the older residents as well.

Edible Lambeth handed out small pot plants with salad leaves so that it could be grown at home. Age UK Lambeth and TPAS provided information and advice for residents who needed it.

We are still collating this but we will come back to you with what we have found.

We would like to than everyone who made this day a huge success and look forward to working with you all in the future!
**What we are going to do**
Continued to keep residents up to date on the latest developments
Continued to make you feel involved, informed and able

**LANDSCAPE WALKABOUT**

On the 9th September residents joined us for a walkabout to explore different types of landscaping in the local area.

On the estate we looked at the current green spaces, play areas and discussed how these areas were being used at the moment.

The general feedback was that more could be done to make the alleyway at the back of Broadstone House safer and improvements could be made to the play area, the football pitch and some of the planting around the estate.

We visited Van Gogh Walk which showed different ways to landscape an area, that includes play, planting and seated areas. Residents liked the different uses and thought it made for a really attractive space, especially the book cupboard. There seemed to be issues around the maintenance of the area and residents agreed that any landscape in the new estate needed to be low maintenance.

We also looked at the new development just off Clapham Road behind Tesco, which has green courtyard spaces. It seemed to be well kept, however there were steps up from the green space to the new homes made accessibility difficult for some. It is a key priority for us that the landscape on our scheme is accessible for all our residents, including residents who have disabilities. The scheme did make good use of parking and planting to make areas outside the new home more attractive.

Finally we saw great examples of a community garden at Bolney Meadows and a house with a green/living wall on Dorset road. Some residents mentioned that they walked past it everyday and had never noticed it.

**HOW WE ARE GOING TO USE THIS INFORMATION**

**What you told us**

<table>
<thead>
<tr>
<th>REGENERATION</th>
<th>What we are going to do</th>
</tr>
</thead>
<tbody>
<tr>
<td>That you are supportive of the regeneration.</td>
<td>Continue to make you feel involved, informed and able to influence the design of your new homes by increasing participation and engagement.</td>
</tr>
<tr>
<td>You are well informed of the regeneration proposals.</td>
<td>Continue to keep residents up to date on the latest developments via regular monthly newsletters, posters and emails.</td>
</tr>
<tr>
<td>That we need to do more to explain the Key Guarantees.</td>
<td>We have organised the following dates for you to come and talk to us about the key guarantees.</td>
</tr>
<tr>
<td>• Monday 24 October: 4.00 to 6.00pm</td>
<td>• Monday 24 October: 4.00 to 6.00pm</td>
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<tr>
<td>• Thursday 3 November: 6.00 to 8.00pm</td>
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<td>• Monday 7 November: 6.00 to 8.00pm</td>
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<tr>
<td>• Tuesday 15 November: 4.00 to 6.00pm</td>
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</tr>
<tr>
<td>• Friday 18 November: 11.00am to 1.00pm</td>
<td>• Friday 18 November: 11.00am to 1.00pm</td>
</tr>
<tr>
<td>They will be held in the Caretakers’ Office, Wimborne House, Dorset Road (no appointment necessary). If you are unable to attend these dates we are able to undertake home visits please call Marcus on 020 7 925 416 to make an appointment.</td>
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**COMMUNICATIONS AND ENGAGEMENT**

<table>
<thead>
<tr>
<th>What you told us</th>
<th>What we are going to do</th>
</tr>
</thead>
<tbody>
<tr>
<td>You get most of the information from the regeneration newsletters.</td>
<td>Continue with delivering monthly newsletters across the estate and leave some in local shops &amp; on notice boards.</td>
</tr>
<tr>
<td>You would like to see different forms of engagement to take place.</td>
<td>Prioritise setting up a regeneration hub on the estate to use for engagement activities.</td>
</tr>
<tr>
<td>You are well informed of the regeneration proposals.</td>
<td>Seek funding for events; arrange day trips; run classes for IT to provide digital buddies and coffee mornings.</td>
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**YOUR HOME**

<table>
<thead>
<tr>
<th>What you told us</th>
<th>What we are going to do</th>
</tr>
</thead>
<tbody>
<tr>
<td>You like living on the estate and would prefer to remain on South Lambeth.</td>
<td>Produce a Masterplan that accommodates the needs of the existing residents and a local lettings plan in partnership in with estate residents looking out how residents are prioritised for new homes.</td>
</tr>
<tr>
<td>That 50% of existing residents would like to move only once straight into a new home.</td>
<td>Look at ways to incorporate this into the emerging Masterplan and phasing strategy.</td>
</tr>
<tr>
<td>The majority of residents:</td>
<td>Provide dedicated support and a named officer to help prepare and assist with your move.</td>
</tr>
<tr>
<td>• Liked the room sizes especially the living room.</td>
<td>Share all of this information with the architects (Pollard Thomas Edwards) who will use to design new homes.</td>
</tr>
<tr>
<td>• You would prefer to remain on the ground floor or second floors.</td>
<td>Upgrade and improve the green spaces – we ran specific consultation at the Fun Day in October and will continue to talk to you about it.</td>
</tr>
<tr>
<td>• You like the proximity to services.</td>
<td></td>
</tr>
<tr>
<td>You would prefer to remain on the ground floor or second floors.</td>
<td></td>
</tr>
<tr>
<td>There are more residents who require greater support and need more aids and adaptation.</td>
<td></td>
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<tr>
<td>We will continue to look at other developments that have lift access.</td>
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</tr>
<tr>
<td>Look to get specialist support from a social worker and an Occupation Therapist to work with the team and residents.</td>
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</table>
MEET THE REP 'SELFIES'

We would like to introduce the REP members for your estate and the blocks they live in.

If you have any questions for your REP you can contact them through:

Tel: 0800 731 1619  Email: southlambeth@tpas.org.uk

Councillor Bigham
Email: ABigham@lambeth.gov.uk

Councillor Rosa
Email: G.Rosa@lambeth.gov.uk

Michael Simms
Tel: 0800 731 1619
Mobile: 07960 925 409
Email: m.dsimms@btinternet.com

Councillor Bigham
Email: ABigham@lambeth.gov.uk

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