

INDEPENDENT ADVISOR

Hi Everyone,

A 'Shout Out' to all the residents who attended our coffee afternoon on the 25th April. It was a really fun way for neighbours to meet each other. We intend to run these on a regular basis, the next one will be the 23rd May.

Over the coming weeks you will be receiving a lot of information from Lambeth's Regeneration Team, and some of this might be a little overwhelming. Should you have any concerns, I am happy to take a call, visit you at home or alternatively, feel free to visit the community hub at No.2 Broadstone House where you will be able to talk to Council staff, Claire the Engagement Manager and myself to get a broad understanding on the progress of the regeneration for South Lambeth Estate.

Leaseholders, like everyone, are rightly concerned about the future of their homes. One of the issues raised has been how property valuations are completed. In response, Tpas organised for an industry expert Jeremy Perceval to visit the estate on 26th April to deliver a Valuations workshop. I would like to thank the 14 residents who took time out of their day to come and along and hope the information received was helpful. Jeremy, who has been delivering similar workshops across Lambeth, mentioned that you were the nicest residents he had met so far!

I will shortly send out a copy of Jeremy's presentation to all South Lambeth leaseholders.

Wishing all residents the best and speak soon,

Yvonne

South Lambeth Independent Advisor (Tpas)

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Email: whyemge5@gmail.com

FUTURE ACTIVITIES

Activity	Date/ Time/ Location
REP Meeting	30th May 2017 @ 6:30 pm 2 Broadstone House
Masterplan Exhibition	16th May 2017 2 Broadstone House 3.30-8pm
Drop in session	Every Tuesday 2 Broadstone House 3.30-7pm (except the last Tuesday of the month where the finish time is 6.30).
Cake and coffee afternoon with Decant and Buy back officer from Lambeth Council	23rd May 2017 2 Broadstone House 3.30-7pm

CONTACT DETAILS

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FIND OUT MORE:

CALL: Lambeth - 0207 926 5039

EMAIL: southlambeth@lambeth.gov.uk

WEBSITE: estateregeneration.lambeth.gov.uk/south_lambeth

SOUTH LAMBETH ESTATE REGENERATION NEWS

Issue 13: Newsletter

MAY 2017

HELLO EVERYONE

It's that time again, we have a busy few months ahead of us with lots of information to give to you. Over the summer months we will be delivering booklets to you explaining your new Key Guarantees, we will also be starting discussions around the new housing management services and commencing the formal consultation on the Homes for Lambeth tenancies and leases. It might seem like a lot of information but we are hoping to tackle each item clearly and make sure that you receive straightforward, clear and concise information from us and as always support from Yvonne as your Independent Advisor.

In addition to these topics we are also holding a public Masterplan exhibition along with our usual drop in sessions which we are starting to see a few new faces attending – which is great!

Masterplan exhibition- The team have been working very hard with the Planners, responding to comments we received in the last exhibition in January from residents and neighbours. Having progressed the plans we are holding another exhibition to show you just where we have got to. Details are below.

Drop -in Sessions- Don't forget we are holding our regular drop-ins at 2 Broadstone House on Tuesdays from 3.30-7pm. We will also be holding special coffee (or tea) and cake afternoon once a month, where Dionne Breedy- Anderson (Decant Officer) and Amma Thomas (Buy Back Officer) from Lambeth will be present to answer your questions. This month it will be the 23 May from 3.30-7pm, feel free to pop down if you are available or have any specific questions.

We look forward to seeing you at the upcoming events

Lauren and Cleo

On behalf of your Regeneration team.

Tel: 020 7926 5039 Email: southlambeth@lambeth.gov.uk

PUBLIC MASTERPLAN EXHIBITION

The exhibition will give you an opportunity to see how the designs have progressed since the last exhibition in January.

This will include information on:

- Architecture
- Landscape and parking
- Energy Strategy

We hope you can come along!

When: 16th May 2017 3.30-8pm

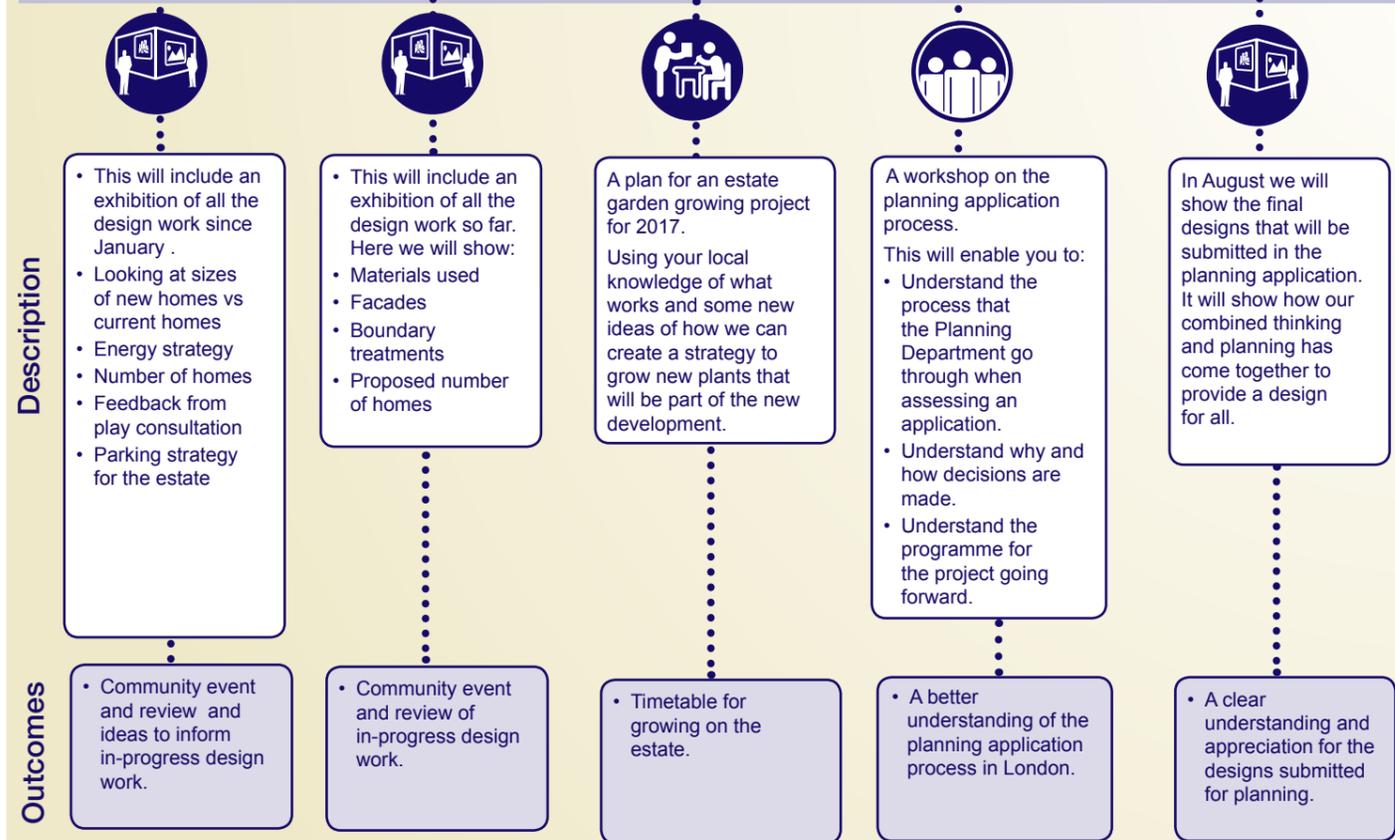
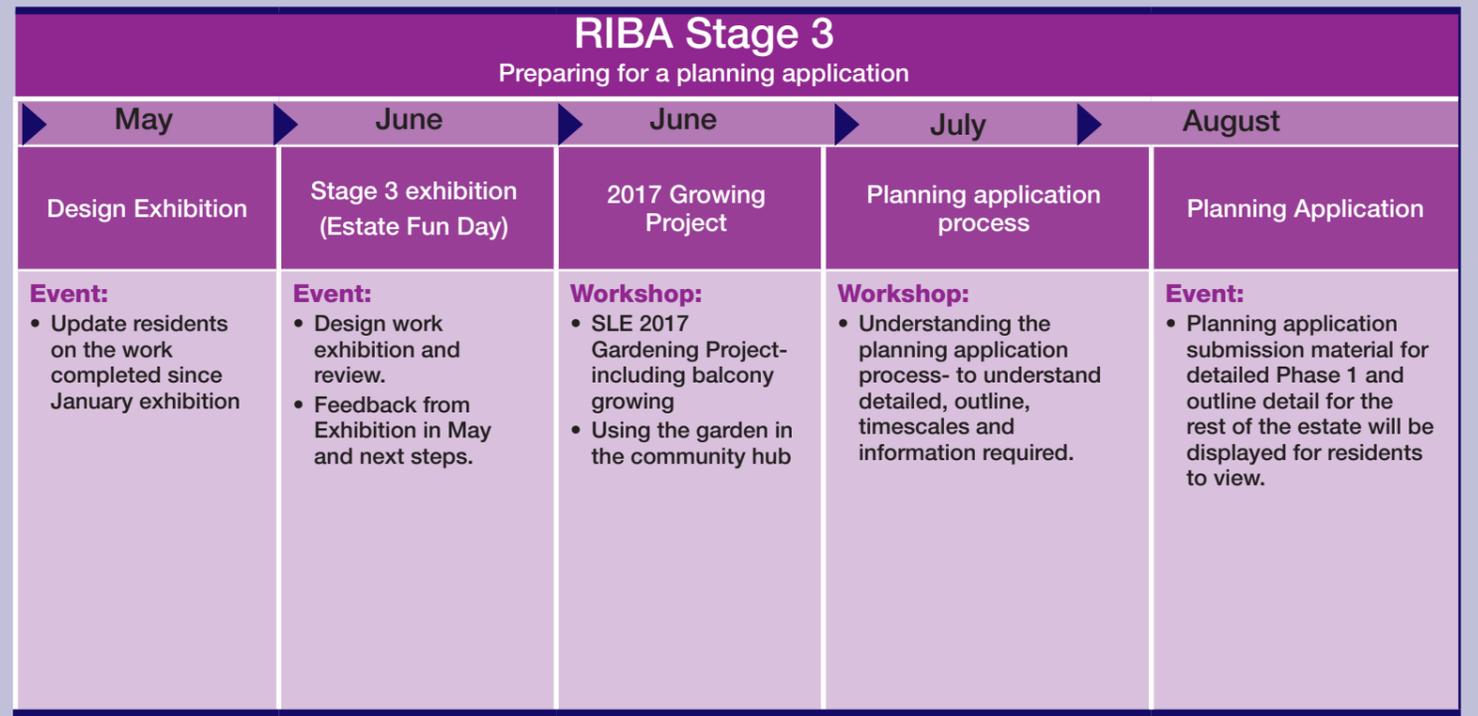
**Where: 2 Broadstone House
Dorset Road
SW8 1AD**



SOUTH LAMBETH ENGAGEMENT TIMELINE

May - Summer 2017

The timeline below shows the engagement plan from now until the planning submission which is planned in August. Stage 3 means now that the overall plans have been worked out, we will prepare all the drawings and necessary reports required for the planning application. Part of the submission will include computer-generated images that give a detailed impression of how the proposals will look once they are built. There will also be models of the design too. We will be holding exhibitions of the design work as well as workshops, giving residents a further opportunity to provide feedback on the final design of Phase 1.



SOUTH LAMBETH- DESIGN TOPICS

The table below shows where we have discussed key issues with you and what else needs to be discussed in the next stage of design development. If you have any questions about them please pop in and see us during the drop in sessions .

	Topic	When is it designed?	Complete?
Masterplanning			
1	Block Layout	Fixed at the end of Stage 2	Yes
2	Building Heights	Parameter plans for outline at Stage	Yes
3	Density	Definition covered in stage 1, end of Stage 2 density outlined	Yes
4	Phasing	Initial phasing presented in Stage 2 but further developments over the coming months	Ongoing
5	Provision of retail	Position and quantity of retail agreed	Ongoing
6	Community Room	Discussed in Stage 1 and 2. Further design development in Stage 3	Ongoing
7	Works to Wimborne	Discussed in Stage 2 further design in stage 3	Ongoing
Your Home and New Building			
8	Entrances	Initial ideas shown in Stage 2 design will progress in Stage 3	Ongoing
9	Open plan living vs separate living room and kitchen	In stage 3 there will be plans of flats for the first building to be built and this will show you different options.	Ongoing
10	Homes, room sizes and flat layouts	Will be shown at drop in sessions and throughout stage 3	Ongoing
11	Energy (thermal insulation, sustainable energy , heating)	End of Stage 2 and throughout Stage 3	Ongoing
12	Character and appearance	Initial ideas shown in Stage 2 - design will progress in Stage 3	Ongoing
13	Gardens, terraces and balconies	Gardens, terraces and balconies provided for all homes. Design development will be in Stage 3	Ongoing
14	Cycle Storage	Location of cycle storage will be shown in the next stage of design	Ongoing
15	Refuse stores	Detailed designs of refuse stores will be completed in Stage	Ongoing
Landscaping and Environment			
16	Trees	Trees shown in Stage 1 and 2 further work in stage 3 about types of trees being planted to replace trees being removed	Ongoing
17	Open spaces	Discussed in Stage 1 and 2 further design work will be completed in Stage 3	Ongoing
18	Parking	Indicative parking areas shown in Stage 1 and 2, further design detail in Stage 3	Ongoing
19	Food Growing spaces	Position of growing spaces shown in Stage 2 but design development in Stage 3	Ongoing
20	Play spaces	Play space consultation took place in Stage 2, further design work will be completed in Stage 3	Ongoing