Development management team guide

Your guide to the exhibition

Saturday 17th June 2017
10am - 2pm

Tuesday 20th June 2017
6pm - 8pm

Lunham Road Day Centre

Take part in selecting the development management team for Central Hill
Meet the development management teams

Meet the development management teams

Building better homes for Central Hill

Homes for Lambeth

Development management teams (and design team)

Arcadis

Mace/PRP

Red Loft

Mott MacDonald

What is going to happen next?

Got a question? Want to get involved? Here’s How:

Meet the development management teams

On Saturday 17th and Tuesday 20th June you will have a chance to quiz the potential teams who will work with you to design the new Central Hill. 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.

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

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 exhibitions are:

When?
Saturday 17th June
10am - 2pm

Tuesday 20th June 6pm - 8pm

Where?
Lunham Road Day Centre
Building better homes for Central Hill

In building better homes for Central Hill, the council will take a long-term view: these homes need to stand the test of time; they need to create a positive legacy for a future Lambeth; they need to be high quality, low maintenance and low energy. And they need to help create successful mixed neighbourhoods for everyone. We recognise that the quality of your home is closely linked to the quality of your life.

Below are our 10 Housing Design principles that will need to be met by every new home that we build:

- Secure, warm, safe and comfortable homes with high levels of insulation and sound proofing
- Practical homes with plenty of storage space and easy access to services
- Where we are re-housing residents, they will be able to influence the design of their new home.
- Personal outdoor space for each home
- New homes are indistinguishable by tenure and fit well into the existing pattern of streets and open spaces
- Communal spaces that residents enjoy spending time in, designed with safety in mind
- Discrete and convenient storage for waste and recycling and secure, covered storage for cycles
- Places that support the character of the area, contribute to Lambeth’s rich architectural heritage, and are built to last
- Streets and public spaces that create a safe and secure environment for all
- Sustainable buildings and spaces that are easy and economical to manage and maintain

You can find out more about these design standards at:

estateregeneration.lambeth.gov.uk/design

Homes for Lambeth

We need these homes to meet the growing demand in Lambeth and help tackle the housing crisis. Homes for Lambeth, a new wholly council owned company, will mean the council can build homes at council rent, intermediate rent and market-rent levels with options for long tenancies and stable rents.

Homes for Lambeth will also sell and rent privately which will pay for the new and better homes. It will also allow the council to reinvest the 15-20% development surplus that private developers normally make into the borough. Homes for Lambeth will be run firmly within the council’s democratic structures. A new ‘Ownership and Stewardship Committee’ will be created. All decisions made by the cabinet will be based on recommendations from this committee and will be subject to the normal checks and balances of the council's constitution. The committee will initially be made up of:

- Deputy Leader for Investment and Partnerships (Chair);
- Tenant Member;
- Deputy Leader for Finance and Resources;
- Cabinet member for Planning, Regeneration and Jobs;
- Cabinet Member for Housing and Environment

This will be a subcommittee of the cabinet. All decisions made by the cabinet based on recommendations from the ownership and stewardship committee will be subject to the normal checks and balances of the council's constitution.

Also, each new estate will be able to set up its own Tenants and Residents Association (TRA) which will be able to work with with the housing management services supplier. TRAs will also advise the resident representative on the ‘Shareholder Advisory Committee’.
Lambeth Council has an ambition to regenerate many of its estates and is looking for innovative solutions to tackle housing stock and provide new outstanding 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.

Who are we?

Arcadis will be the Development Manager, responsible for leading and managing the design team to ensure that desired outcomes are achieved. Arcadis has a strong background in driving forward regeneration project of this size and complexity.

Hawkins\Brown

Hawkins Brown have experience and expertise in delivering regeneration schemes. The project will be led by Seth Rutt and he has been responsible for a wide range of award winning schemes from estate masterplans to housing projects. Seth and his team will work collaboratively with Grant Associates (Landscape Architects), who will be responsible for creating quality open space for the estate.

What we do?

DELIVERING HOUSING AND REGENERATION PROJECTS FOR RESIDENTS

SETH RUTT
Senior Partner Hawkins Brown

Seth is the Residential Sector Leader and a Practice Principal at Hawkins\Brown. As the lead Partner of the Hawkins\Brown team, he will act as Design Champion, Principal Client Contact and will lead on planning consultation with Lambeth the GLA and other key statutory stakeholders. He will participate directly in the resident consultation process and act as senior technical advisor leading house design reviews and inputting to detail design.

His broad experience spans over more than twenty years at Hawkins\Brown. Seth thrives on the collaborative process and his hands-on design approach brings positive energy, engagement and a sense of fun to his projects.

A respected design advisor, Seth is a member of a number of Design Review Panels, including the new Harrow Design Review Panel and as an invited chair for the GLA.

RELEVANCE TO LAMBETH

As the residential sector lead, Seth is used to working across tenures for both social housing providers and private developers. This experience is particularly relevant to large estate regeneration projects; requiring both empathy with residents and an understanding of cross subsidy of new social housing via market sale homes.

Seth is currently delivering the regeneration of the Agar Grove Estate for the London Borough of Camden to Passivhaus standards and is a member of the Agar Grove Estate regeneration team for Notting Hill Housing Group.

Claire is still driven by the thrill of seeing initial ideas brought to life to become valuable cherished spaces.

RELEVANCE TO LAMBETH

Claire will be the day to day contact on the project leading a team of landscape architects. She will be responsible for the landscape coordination within design team and for developing the landscape and public realm proposals. Claire will be present at key meetings and workshops.

CLAIRE HOBART
Senior Associate Grant Associates

The Team

STUART DILLEY
Director Responsible for Delivery of our Services Arcadis

Stuart has extensive experience leading multi-disciplinary development teams and working alongside residents to design and deliver high quality mixed tenure estate regeneration projects.

Prior to joining Arcadis Stuart’s most recent role was as Assistant Director of Housing at LB Camden where he led the development and delivery of the Council’s strategic approach to land and property assets including housing, schools, community space and corporate buildings. Stuart led development teams responsible for design and delivery of the Council’s self funded £1 billion “Community Investment Programme” delivering 3000new homes, 9000 sqm of improved community space.

RELEVANCE TO LAMBETH

Stuart will lead and manage the commission with the programme team. Stuart’s role will be to make sure the programme level requirements are met at project level.

STUART DILLEY
Director Responsible for Delivery of our Services Arcadis

Neelam is a Development Manager working in the Public Sector at Arcadis. She is the Team Leader for the public sector Development Management Team and has expertise in managing and delivering public sector housing regeneration programmes.

Neelam’s most recent project was as lead development manager working with the London Borough of Islington on their Erith Housing regeneration project. Neelam’s role as lead development manager included responsibility for leading the delivery of a commission to develop strategy, establish viability and consult on up to 700 units of mixed tenure in Erith Town Centre.

RELEVANCE TO CRESSINGHAM LAMBETH

Neelam will be Lead Development Manager. She will be working closely with Stuart and the team to deliver the programme requirements. Neelam will be the single point of contact for Lambeth for the duration of the project.

NEELAM DHUPAR
Lead Development Manager Arcadis

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Seth is currently delivering the regeneration of the Agar Grove Estate for the London Borough of Camden to Passivhaus standards and is a member of the Agar Grove Estate regeneration team for Notting Hill Housing Group.

Christina is an architect with extensive experience in masterplanning projects and collaboration. Christina combines design and research skills to develop insights into places that generate innovative and site specific responses.

Christina has overseen a number of placemaking projects in London including the High Street 2012 Vision and the Wood Green Investment Framework, recently commended at the New London Awards 2016 recognising the best new and proposed architecture and planning in the capital. She has led the design process of the Victoria Public House and currently leads the Public Realm team for the City of London Cultural Hub. Christina has much experience working with Lambeth Council on projects such as Loughborough Junction Masterplan and Brixton Central.

RELEVANCE TO LAMBETH

Christina will be the project director guiding the Community and Stakeholder Engagement process in close collaboration with the design team and client. Her role is to provide high level advice to ensure the quality of all activities and material produced throughout the process. She will be reporting at key moments and chairing design workshops.

CHRISTINA NORTON
Director Fluid

CLAUDE HOBART
Senior Associate Grant Associates

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CHRISTINA NORTON
Director Fluid
Meet our team

Working with you at every stage

The residents of Central Hill will be the single most important factor in any successful regeneration of the estate. It is residents’ knowledge and passion for their community - knowing what works, but also what doesn’t - that will be fundamental to improving the living environment in a way that makes the most of the estate’s physical heritage and safeguards its legacy.

We hope to work with you to combine your knowledge about the community with our development experience to help support an inclusive, sustainable Central Hill that is fit for the future.

What we do:

PRP offers construction and consultancy services to shape the cities and neighbourhoods of the future by connecting communities, suppliers and partners. We will manage the process collaboratively and with integrity.

Manisha Patel
Project Partner

"I am the Partner in PRP responsible for leading an enthusiastic design team experienced in delivering community-led regeneration. Working with communities has always played an important part in my work, it’s key to successful, sustainable regeneration. I am keen to work closely with residents, to develop designs, as well as consulting with the wider neighbourhood with placemaking at the heart of Central Hill design."

Sarah Hughes
Development Appraisal Lead

"I will be making sure we deliver a viable scheme that meets the needs of the residents. As my background is in architecture I am passionate about achieving great regeneration that remains financially viable."

Zeke Osho
Senior Architect

"I will lead the landscape, play and public realm design process. Creating beautiful and functional open spaces and streets is a key passion of mine for over twenty five years of working closely with communities to explore, design and deliver great places that people use and are proud of. It is vital to protect and enhance the unique character of the estate. I would love to hear your thoughts."

Nick James
Resident Engagement

"I am the Community Consultation Specialist and my role is to understand and record residents’ differing needs and wishes and how you and the wider community will influence the design along all the different stages. I will support all of you to ensure that everyone has a say in shaping the future of the estate."

Alan Baxter
Heritage and Urban Design

are heritage specialists with extensive experience working on post-war buildings and estates. Our architectural historians will work with PRP to ensure that the new designs respond to the heritage of Central Hill.

Hannah Nicholson
Development Manager & Project Lead

"I will lead the delivery of the Central Hill Estate regeneration. My role is to work with the residents, the council and the different teams to make sure that your needs are met and that the regeneration causes the least disruption possible. I am passionate about making sure the investment in your neighbourhood provides education and employment opportunities for all. I will use my experience 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."

Manisha Patel
Project Partner

"I am the Senior Architect with experience of delivering regeneration schemes from start to finish. I work closely with residents at planning stage 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, accessible and easy to maintain. I’d like to know your ideas!"

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We are The Red Loft team; a dedicated and passionate team with the right expertise and a successful track record of delivering housing regeneration projects across London. We will work in partnership with you to deliver a neighbourhood that reflects the diverse needs, priorities and aspirations of Central Hill residents, providing high quality new homes that are bright and spacious, and set within a beautifully landscaped neighbourhood. We will achieve this by:

PLACING RESIDENTS AT THE HEART OF THE REGENERATION

Having worked on some of the most successful regeneration projects in London, we understand the impact this project will have on Central Hill’s residents and we will ensure residents’ needs are the key focus of the development from the start. We will achieve this through active engagement with all residents, listening to all views, being open and transparent and providing reasons for decisions, and ensuring a considerate approach which minimises disruption to residents.

RETAINING THE BEST OF CENTRAL HILL

Residents value many of the qualities of the existing estate, and our proposals will improve open and green spaces, retain the fantastic views of the surrounding area and Central London, maximise the levels of natural light within homes, and celebrate Central Hill’s unique landscape character whilst improving accessibility through the development and to the surrounding area.

BETTER HOMES, BETTER FUTURE

We recognise that the Central Hill project will not be easy to deliver, and that we have a long way to go to convince everyone that a new build solution will deliver real long-term benefits. We share Lambeth’s ambitions for More and Better Homes for its residents, and are confident that we can deliver improved, spacious, warmer, cheaper to run homes, enhanced amenities including new open space and other place-making uses such as affordable work space and community facilities. We will also deliver a social value commitment to create jobs, apprenticeships and skills training to residents.

DANNY SUTCLIFFE – Lead Project Manager, Red Loft

I have been involved in many housing regeneration projects across London over the last 25 years and will act as the Lead Project Manager. I have experience of steering large developments through to delivery on site and will be involved with Central Hill throughout, ensuring it’s delivered on time, to budget and to the high quality residents should demand.

JULIA NUNES CARVALHO – Development Manager, Red Loft

I am a chartered project management surveyor with over 20 years’ experience in housing, having worked for many local authorities and housing associations on estate regen projects across London. I will be working closely with Danny and the project team to ensure a smooth and efficient process for the delivery of an exciting scheme at Central Hill.

GUY RAPLEY – Lead Employers Agent, calfordseaden

I will be responsible for leading on all technical matters, acting as the main interface between our team and the appointed contractor. I understand the complexities involved in estate regeneration, and my meticulous approach to construction management will ensure the full potential of Central Hill is realised whilst reducing disruption to residents.

MEKOR NEWMAN – Community Engagement, NewmanFrancis

I am a community engagement specialist and have spent 25 years supporting residents and community groups to be effectively involved in the decision making process about their homes and neighbourhoods. At Central Hill I will facilitate this process to enable residents to shape the regeneration and ensure your aspirations are met.
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 Central Hill.

**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.

**Quality**
We will ensure your new homes are not only robust, easy to maintain and sustainable but also quiet, light and delightful.

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

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

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

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

**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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**Delivery**
Mott MacDonald
Steve Smith
Director

**Design Lead**
Conran + Partners
Rebecca Woodward
Associate

**Landscape Design**
Churchman Landscape Architects
David Finch
Associate

**Community**
Communities First
Louis Blair
Project Manager

**Property**
Bilfinger GVA
Virginia Blackman
Director

**Planning**
Turley
Sarah Bevan
Director

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**Delivery**
Steve is a Strategic Development Manager with over 20 years' experience leading on upfront strategy, feasibility and viability testing on complex regeneration projects. Having worked in central London for the majority of his career, he knows the wider Lambeth area well.

**Design Lead**
Architect for 16 years, Rebecca knows the site and area very well having lived in south east London for many years. Rebecca’s approach to design is very people-centred. Conran and Partners will work with you to ensure designs address local needs and aspirations.

**Landscape Design**
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.

**Community**
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.

**Property**
With over 16 years of experience, Virginia advises on all aspects of land assembly within a variety of development, regeneration and infrastructure projects.

**Planning**
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.
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 Central Hill.

- There will be a phased rebuilding of Central Hill.
- We will replace the 320 existing council tenant homes with good quality new homes at a council level rent.
- All resident homeowners will have the opportunity of a new home.
- There would be an additional 500 to 750 new homes.
- As many as possible of the additional homes will be affordable and at council level rent.

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>Timeframe</th>
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<tbody>
<tr>
<td>Help the selection of the Development Management Team</td>
<td>Summer 2017</td>
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<tr>
<td>Working with the Development Management Team to shape</td>
<td>Winter 2017-Summer 2018</td>
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<tr>
<td>the masterplan for Central Hill</td>
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<tr>
<td>Planning permission</td>
<td>Autumn 2018-Autumn 2019</td>
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<tr>
<td>Construction work starts</td>
<td>Winter 2019</td>
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<tr>
<td>Earliest demolition of any existing homes</td>
<td>Winter 2019</td>
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<tr>
<td>Earliest that the first homes are completed</td>
<td>Winter 2020</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 Central Hill regeneration team via:

[estateregeneration.lambeth.gov.uk/stay_updated](estateregeneration.lambeth.gov.uk/stay_updated)

And find out the latest via:

[estateregeneration.lambeth.gov.uk/central_hill](estateregeneration.lambeth.gov.uk/central_hill)
Got a question? Want to get involved? Here’s How:

**Online**
Sign up to get the latest news and developments from the Central Hill regeneration team via:
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**Phone**
07864 800773

**Email**
centralhill@lambeth.gov.uk

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

**Address**
Estate Regeneration
2nd Floor, Phoenix House
10 Wandsworth Rd
SW8 2LL

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**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.

If you are interested in being on the Resident Engagement Panel contact us on:

**Phone**
07864 800773

**Email**
centralhill@lambeth.gov.uk
Got a question? Want to get involved? Here’s How:

**Independent Advisor**
For independent advice regarding your home and the regeneration of your estate, please contact Helen Redd on:

**Email**
HRedd@ppcr.org.uk

**Phone**
0800 317 066

**Mobile**
07476 553208

**Development Management Training**
Central Hill’s Independent Advisor, Helen, will be holding a training session for residents that want to learn more about the development management team process and what their role will be in the regeneration of the estate. The training will take place on:

Wednesday 21st June 6.30pm-8.30pm at the Lunham Road Day Centre. Feel free to come along.

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### Surgeries and drop-ins

<table>
<thead>
<tr>
<th>WHO</th>
<th>WHERE</th>
<th>WHEN</th>
</tr>
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<tbody>
<tr>
<td><strong>Fiona &amp; Karrol – regeneration team</strong></td>
<td>Lunham Rd Housing Office</td>
<td>10am-1pm / 2pm-5pm</td>
</tr>
<tr>
<td>020 7926 6728 / 07860 180559</td>
<td>Resource Centre – High Limes</td>
<td>1st &amp; 3rd Tuesdays of the month 6pm-8pm</td>
</tr>
<tr>
<td><a href="mailto:FCliffe@lambeth.gov.uk">FCliffe@lambeth.gov.uk</a></td>
<td></td>
<td></td>
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<tr>
<td>020 7926 9720 / 07864 800773</td>
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<tr>
<td><a href="mailto:MNamakambo@lambeth.gov.uk">MNamakambo@lambeth.gov.uk</a></td>
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<tr>
<td><strong>Paul – decant officer</strong></td>
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<td>10am-1pm</td>
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<tr>
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<tr>
<td><a href="mailto:PGordon@lambeth.gov.uk">PGordon@lambeth.gov.uk</a></td>
<td></td>
<td>(APPOINTMENT ONLY)</td>
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<tr>
<td><strong>Amma – homeowner project officer</strong></td>
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<tr>
<td>020 7926 3522 / 07903 188596</td>
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<tr>
<td><a href="mailto:JAThomas@lambeth.gov.uk">JAThomas@lambeth.gov.uk</a></td>
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<tr>
<td><strong>Helen – independent adviser</strong></td>
<td>Resource Centre – High Limes</td>
<td>1st Tuesday of the month</td>
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<tr>
<td>020 7926 317066 / 07476 553208</td>
<td></td>
<td>3pm-7pm</td>
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<tr>
<td><a href="mailto:HRedd@ppcr.org.uk">HRedd@ppcr.org.uk</a></td>
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If you would like this information in large print, in Braille, on audio tape or in another language, please phone 07950 696 814