

INDEPENDENT ADVISOR

Hello everyone,

This is a bumper edition of the newsletter so there is lots to take in.

So much will be happening over the next few months as plans for the estate begin to take shape. Your views on how the regeneration plans are shaping up are really important. If you want to remain on South Lambeth you need to express your likes, dislikes or any ideas that you feel will continue to make the estate a great place to live. As stated before, there is so much going on and things can get a little confusing so if you need any help, an update on the regeneration plans or just simply a chat, please pop into see us at the drop-in at: The Community Hub, no.2 Broadstone, every Tuesday between 3.30pm – 7.00pm.

We are seeking to increase our membership of the South Lambeth Resident Estate Panel (REP) and would like to hear particularly from tenants of blocks Swanage and Sturminster which are currently under-represented. If you are not in these blocks but would like to join then we are more than happy for more members to attend.

Resident Engagement Panels (REP's) are an important part of how Lambeth Council engages with residents affected by the estates regeneration programme. The next REP meeting will be on the 5th September (the details are in the table below).

What is the REP?

- Enable members to understand the background to regeneration options – subject to data-protection and Freedom of Information restrictions
- Allow residents to have their say on issues affecting them.
- Act as a sounding board for Council officers and Council Members so they can understand issues from a resident perspective.
- Provide feedback on the feelings on the estate regarding current activities and Council proposals and feedback from a resident perspective on recent engagement activities.
- Question the Council on its proposals and test whether other courses of action have been explored or could be explored
- Advise on how best to engage with residents generally and with different resident groups
- Highlight issues arising and sensitivities from a resident's perspective
- Help to identify how residents can influence processes and proposals
- Comment on delivery strategy – design, phasing, construction, etc.

Meetings happen on a monthly basis, so if you have the time and the enthusiasm to work with us, please feel free to call me on 0744 582 3726 or Claire on 020 7089 2138 (please note Claire will be on holiday from the 11th August and will return after the bank holiday).

Enjoy the remainder of your summer and hopefully see you in September

Yvonne

Email: whyemge5@gmail.com **Mobile:** 07445 823 726

Activity	Date/ Time/ Location	Activity	Date/ Time/ Location
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).	SLE REP Meeting	5th September 2017 6.30pm 2 Broadstone House

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 16: Newsletter

AUGUST 2017

This month we are focusing on considering your feedback from the recent exhibition and getting everything ready for the upcoming planning application. We do hope that you were able to come down and comment on the phase one and the masterplan at the exhibition. If you weren't able to, they will be available online and in the hub for you to look at and comment on.

Planning Application- We are aiming to submit the planning application shortly. Once this is done the Lambeth Planning Department will check the application to make sure we have submitted all the correct documents. Once the application has been received, we will let you know how you can see and comment on the submitted planning application documents.

EQIA Survey Reminder- We wrote to you a little while ago to let you know that Ottaway Strategic will be on the estate to carry out Equality Impact Assessments for all residents through the summer months. You will be seeing them over the next few weeks across the estate as they visit door to door to carry out their surveys.

Drop -in Sessions - As usual, we are still holding our weekly drop-ins at 2 Broadstone House on Tuesdays from 3.30-7pm. We will be having our coffee and cake drop in on the 12th September where Dionne (Decant Officer) and Amma (Buy Back Officer) will be there to answer your questions.

Compulsory Purchase Order- A Compulsory Purchase Order (CPO) is a legal process whereby a public authority uses its statutory powers to compulsorily buy land and property so it can carry out rebuilding. In the case of South Lambeth the CPO will help ensure that the considerable effort in the masterplanning process and securing planning consent is not wasted and we can deliver the scheme we have worked on together.

Using CPO powers also means we can offer residents more certainty about the timing of the delivery of the new development. However, we will continue to talk with all those with outstanding property interests with the aim of reaching a mutual agreeable solution.

In the initial report which approved the rebuilding of the South Lambeth Estate, it stated that a CPO would require a further cabinet decision and it is currently planned that this happens later this year.

A presentation explaining the CPO process was made to the REP in July. More information will follow over the next few months about this process and what it means for you. There will be a number of drop in sessions held during this period which will provide an opportunity for you to ask any questions you may have about this process. We will let you know of these dates once they have been confirmed.

Lauren and Cleo On behalf of your Regeneration team. **Tel:020 7926 5039 Email: southlambeth@lambeth.gov.uk**

Images of Block A in Phase 1



View opposite Wimborne House -Light coloured brickwork with ground floors having enclosed wall and rear gate to garden terrace.



**Pollard
Thomas
Edwards**



View looking across Dorset Road -Light coloured bricks with clearly marked front doors and gardens onto Dorset Road.

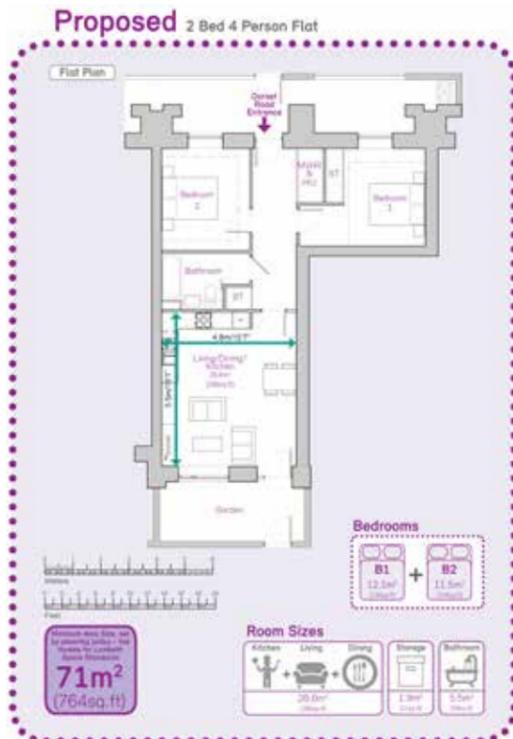
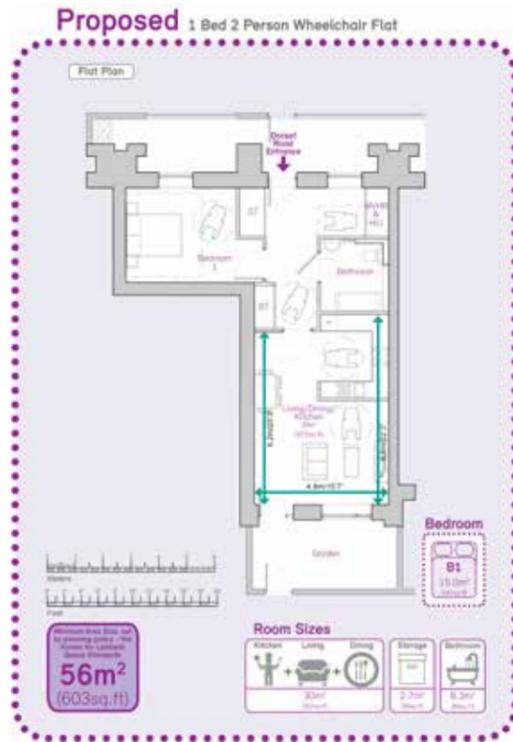
Camlin's

Lambeth

NEW HOME LAYOUTS CONTINUED...

We have shown some of the new home types available in Block A, there are a number of different home types in the block so if you would like to see more of them pop into 2 Broadstone House at our weekly drop in sessions between 3.30-7pm.

Proposed new home layouts for Block A



LANDSCAPE MASTERPLAN

The proposed landscape for the estate will create four main open spaces:

1. Communal Garden Melcombe House and Block D.



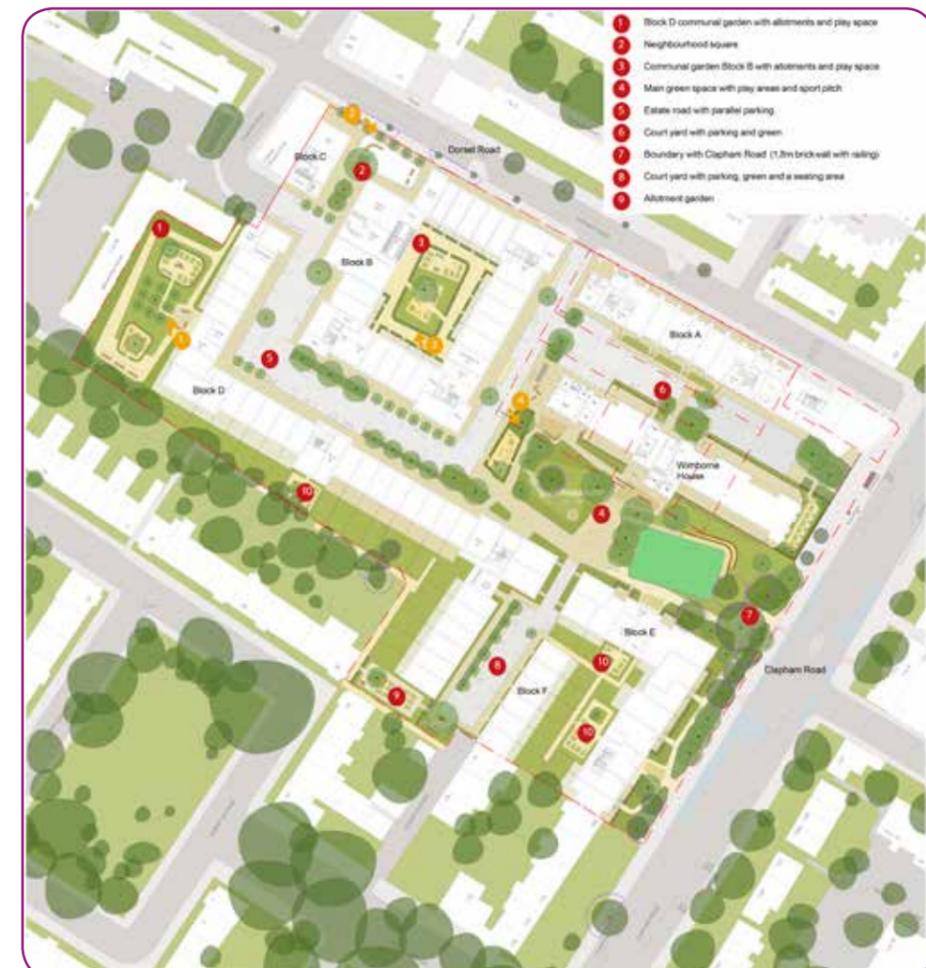
3. Communal Garden Block B.



2. Neighbourhood Square.



4. Main Green Space (south of Wimborne House).



WIMBORNE HOUSE CHANGES

As part of the development on the estate there are some changes proposed to the ground floor of Wimborne House these include:

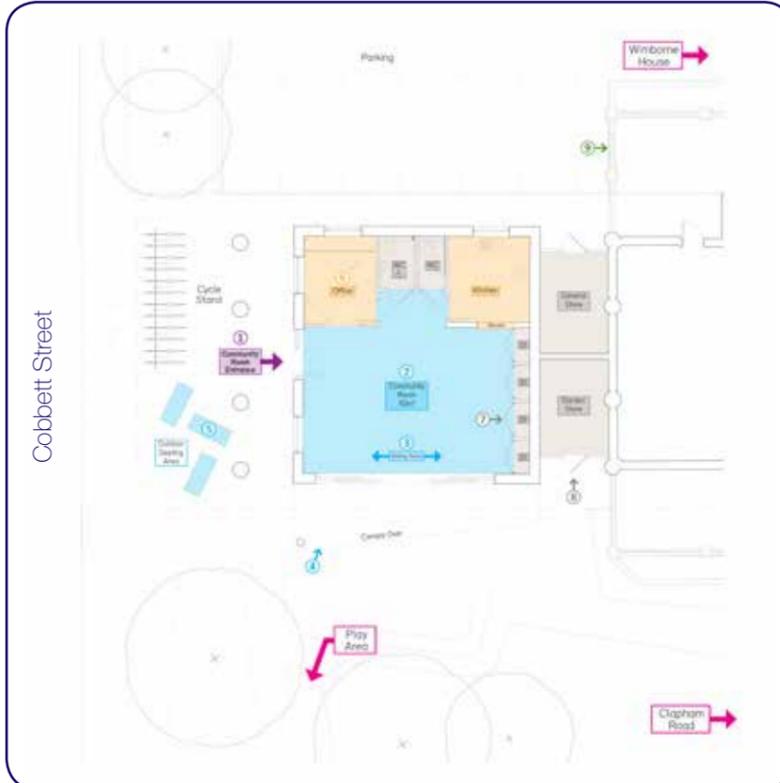
- Changes to the entrance
- A community room

Wimborne House Entrance and Reception



- 1 Existing entrance kept
- 2 Ramped entrance introduced to the rear
- 3 Existing entrance canopy kept
- 4 Glazed entrances with views through to landscape areas
- 5 Existing seating area kept
- 6 Additional seating area at back of Wimborne
- 7 Wimborne House noticeboard
- 8 Concierge has better views
- 9 Existing bin chute and bulk store kept
- 10 All recycling and general waste bins located in a central store
- 11 Existing entrances to ground floor flats retained

Community Room



- 1 Entrance located under Wimborne House - where caretakers room currently is
- 2 Large open plan room
- 3 Full height glazed sliding doors
- 4 Canopy providing shelter
- 5 Outdoor seating underneath the canopy of Wimborne House
- 6 Staff office - provides a space for one to one meetings or small group meetings
- 7 Storage cupboard
- 8 Garden store
- 9 Railings to existing entrances for ground floor flats

Ground Floor of Block A



PHASING PLAN

The phasing plan below shows the proposed phasing for the estate.



MASTERPLAN FOR THE ESTATE



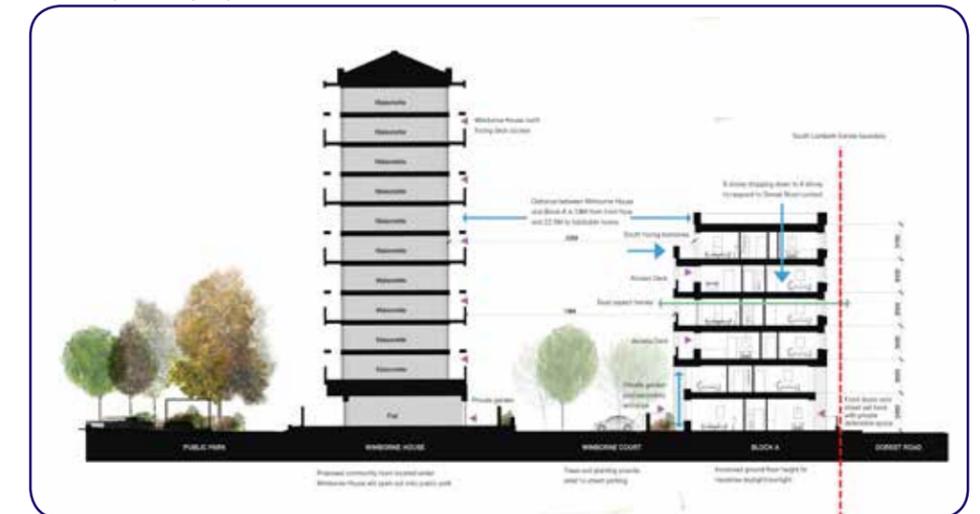
The image shows the masterplan for the estate. Since the last time we showed this to you in May the following has changed:

- Block A has been set back further from Dorset Road
- Parking areas have been reviewed to ensure that they have more landscape and planting as well as parking and access
- Block E has been developed further to reflect the villa type homes opposite, with gaps in the roofs
- Block D has been reduced in height due to its closeness to Albert Square
- Distances between buildings have been increased
- Block A back garden walls have been increased in height

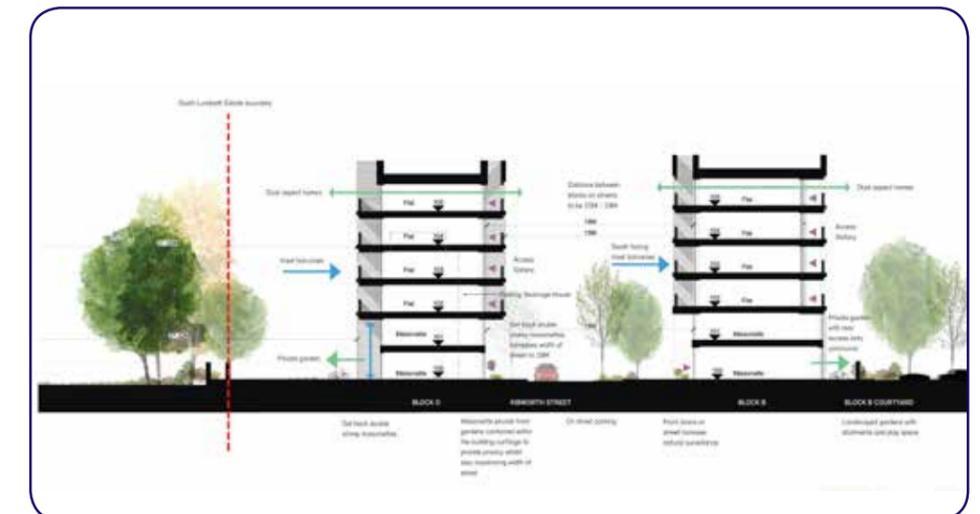
If you have any questions about the masterplan please do not hesitate to contact us.

Sections through the estate

The images below show a couple of sections between the buildings on the estate. If you would like to see more please pop in to our weekly drops ins in 2 Broadstone House (3.30-7pm)



Section 1 between Block A and Wimborne House.



Section 2 between Block B and Block D.

