WHAT’S HAPPENING ON KNIGHT’S WALK:

In order to provide more and better homes in the area, Lambeth are planning to redevelop part of Knight’s Walk. Because we want to produce a design which you, the residents, are happy with, we will be doing all we can to ensure that you are:

INFORMED about what is happening,

INVOLVED in the process, so that you can;

INFLUENCE what happens next.

INSIDE THIS ISSUE:

• Consultation on Draft Tenancies
• Housing Management Information
• Knight’s Walk Garden party
• Activities at No.15 Knight’s Walk

COMING UP IN OCTOBER/NOVEMBER 2017

COFFEE + CAKE
Every Thursday 3-5pm
NO.15 KNIGHTS WALK

Join Nataly and Victoria every Thursday afternoon for sessions at No.15 including learning about autumn and winter planting for the garden and private balconies and activities relating to the memory archive.

Tenancies and Leases Consultation Session
16.10.17 and 19.10.17 | 6-7.30pm | NO.15

PPCR, the independent resident advisors, will be holding two sessions on the tenancies and leases consultation. This will be an opportunity to talk through the consultation information and ask questions. Contact Pamela on 0207 407 7452 with any queries.

CINEMA MUSEUM VISIT
26.10.17 | 3pm
MEET AT NO.15

We have arranged a visit and guided tour of the Cinema Museum on Renfrew Road for residents to have a look around the historical footage and imagery of the local area followed by a short screening. To book your place please call 0800 072 0265.

KWGRA/REP Meeting
06.11.17 | 6 - 7:30pm
NO.15 KNIGHTS WALK

This meeting will include updates from Lambeth and the Development Management Team including an update about the planning application and a discussion about Compulsory Purchase Orders.
CONSULTATION ON DRAFT TENANCIES & LEASES

At the end of September the consultation for new tenancies and leases was launched and will be running until the 3rd November. All tenants should have received a letter from Councillor McGlone introducing the consultation and hard copies of the tenancies and leases have also been delivered along with a consultation booklet.

It should be noted that the tenancies and leases for your new home will be with Homes for Lambeth, not the council. Homes for Lambeth is a new group of companies wholly owned by the council.

It will build homes at council rent, intermediate rent and market rent levels, with options for long tenancies and stable rents.

Residents who did not receive booklets and would like information on these consultations can arrange to receive hard copies at No.15 or call 0800 072 0265 to request them.

HOW CAN I PROVIDE FEEDBACK?

1. In Writing
Complete the consultation booklet and return it to:
FREEPOST PLUS
RTTG-SZLT-RCZJ
Have your say – (Specify)
Tenancies, Leases or Housing Management
C/O Consultation & Engagement Team, Third Floor,
Olive Morris House,
Brixton Hill,
London, SW2 1RD

2. Online
View all the information on the estate regeneration website and submit comments.
Tenants
http://estateregeneration.lambeth.gov.uk/tenancy
Leaseholders
http://estateregeneration.lambeth.gov.uk/lease
Housing Management
http://estateregeneration.lambeth.gov.uk/housing_management

3. In Person
Attend one of the PPCR consultation sessions on the 16th and 19th October 6 - 7:30pm | No.15 Knight’s Walk or speak to Lambeth Council Officers on Thursday afternoons at Coffee and Cake.

The Housing Management team is likely to contact residents by phone with full stomachs and questions about when the next celebration will be. The party finished on a high note, laughing about the questions and answers given from the conversation crackers. All who attended agreed the main highlight was the food.

The deadline for this consultation is the 03.11.2017.

HOUSING MANAGEMENT CONSULTATION

Last month tenants will have received a booklet asking for feedback on Housing Management because Lambeth want to know what’s important to you about how the future estate will be looked after. This is because the rebuilding of your estate will only be successful if Homes for Lambeth both builds the more and better homes we need but also looks after them and you properly.

While your new home and estate may be a few years away, we want to do this now so that Homes for Lambeth can start with the right approach and select the best housing management provider for the new estate.

Lambeth are looking for feedback on:
• How you want to talk to your estate’s housing management provider
• How you want to access their services
• How you want to report repairs and get them resolved
• How Homes for Lambeth should support you and your family
• How communal and shared spaces should be looked after
• How you should be involved in running your new estate

Your views, along with the feedback from consultation on tenancies and leases, will help to finalise the specification of service which will define what Homes for Lambeth expects from providers bidding to provide housing management services. It will also help to determine the cost of these services to Homes for Lambeth and the level of the service charges for your new home.

The deadline for this consultation is the 15.12.2017.

At this month’s resident meeting, Graham from Altair answered questions that were collected from residents about Housing Management. Key queries and responses are summarised below and full questions and answers are available at No.15 Knight’s Walk;

How can residents influence what services are provided?
All housing associations will have arrangements in place for consulting and engaging with their residents and residents will be able to give feedback on how services are being managed and what services are being provided through resident groups.

How can residents scrutinise the service charges?
The housing management team for the estate will be required to share invoices of services paid for so residents can see what money has been spent and what they are paying for in their service charges. All the services will also go out to tender to make sure they are the right quality and give good value for money. Service charges are not commercially sensitive and all details can be made available to residents.

Where will the housing management team be based?
It is likely that the key contact for residents will not be permanently based at Knight’s Walk but will be required to have a regular presence on the estate so residents can speak to somebody in person. The days of the week and hours will be advertised. All contractors to HfL will wear uniforms but they will all be required to carry ID as Lambeth’s contractors do at the moment.

How will the Housing Management Team contact residents?
The Housing management team is likely to contact residents by phone or in person with online and email correspondence also being available.

VIRTUALLY ATTEND RESIDENTS’ MEETINGS

The deadline for this consultation is the 03.11.2017.

KNIGHT’S WALK GARDEN PARTY

Last month No.15 was a hive of activity at the Knight’s Walk Garden Party. It was a chance for residents to get together and celebrate the harvest from the garden and the end of summer. Residents were greeted by the sounds of a local accordion player, serenading us from the garden, the table setting was a sight to behold, the homemade decorations all came together beautifully and all who attended agreed the main highlight was the food.

Almost every item of food on the table was home made with love and included something from the garden: not one, but two types of chutney, red and green tomato ketchup, veggie sausage rolls, spinach rolls, courgette spirals, beetroot dip, scotch eggs and homemade Cypriot meatballs.

The party finished on a high note, laughing about the questions and answers given from the conversation crackers. All who came went home with full stomachs and questions about when the next celebration will be.

This timeline is indicative, based on information currently known. We will inform you of any changes, should they occur.
<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>DESCRIPTION</th>
<th>DATE, TIME, LOCATION</th>
</tr>
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<tbody>
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<td>This meeting will include updates from Lambeth and the Development Management Team including a discussion about Compulsory Purchase Orders. Bruce McRobie, from Lambeth, will be at the meeting and we will be sending him questions in advance of the session. If you have any questions on Compulsory Purchase Orders please send them to <a href="mailto:knightswalk@make-good.com">knightswalk@make-good.com</a>, call 0800 072 0265 or drop into No.15 on a Thursday afternoon.</td>
<td>06.11.17</td>
</tr>
</tbody>
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NO. 15 DROP IN SESSIONS
Over the next 6 months make:good will be continuing their drop in sessions in No.15 Knight’s Walk as well as popping up around the planters along Knight’s Walk to make it as easy as possible for residents to meet the team and ask any questions.
Come along to one of our Thursday afternoon sessions from 3-5pm at No.15 Knight’s Walk or join us at monthly REP meetings to find out more.

GROWING SPACES
Building on the flourishing garden in No.15, which has had a bumper harvest, this autumn we will be looking at balcony gardening and what edible plants you can grow and thrive in pots and tubs.
Every new home will have an outdoor space and we will have ideas and tips for those who are new to gardening and those who are green fingered but want to think about how they will work with a smaller or larger space than they have now.

SPACES TO SIT AND MEET
Exploring the opportunities of communal spaces in the new buildings, over the coming months we will arrange some study trips and visits to neighbouring organisations and spaces to talk about what people like and don’t like and find out what is happening in the area with regard to local history, wildlife, culture and community spaces.
This will include visits to local libraries and museums where we will continue to discuss and collect stories and memories about the history of Knight’s Walk and look for ways to capture them.

FIND OUT MORE:
CALL: Lambeth - 020 7926 0385
make:good - 0203 7357 629 | Freephone - 0800 0720 265
EMAIL: knightswalk@make-good.com
WEB: estateregeneration.lambeth.gov.uk/knights_walk

LARGE PRINT?
0203 7357 629