KNIGHT’S WALK PLANNING APPLICATION

We are pleased to confirm that the planning application for Knights Walk has now been submitted. This a major moment in the journey to building better homes for current residents on the estate and building more homes for families waiting on the council’s housing list.

Homeowners, Council Tenants, Private Tenants and Neighbours will shortly receive information through the post about the application and how people can comment on the plans.

OPPORTUNITIES TO VIEW PLANNING APPLICATION DOCUMENTS:

COFFEE + CAKE
Every Thursday 3-5pm
NO.15 KNIGHT’S WALK

From 11.01.18 weekly drop in sessions will resume at No.15 Knight’s Walk. Hard copies of the planning application documents will be available to view and Keith Richmond, Lambeth Officer, and Nataly from make:good will be there to answer questions. There will also be an opportunity to view these in December on 19.12.17 from 5:30-7pm.

KWGRA/REP Meeting
08.01.18 | 6 - 7:30pm
NO.15
KNIGHT’S WALK

This meeting will include updates from Lambeth and the Development Management Team including an update about the planning application and a discussion about the rehousing process for Knight’s Walk tenants.

PUBLIC DROP IN
16.01.18 | 5:30 - 7:30pm
NO.15 KNIGHT’S WALK

The Development Management Team will be holding a public drop in session in January where you will be able to see the drawings and reports that have been included in the submission and also have an opportunity to talk to the team and ask questions.
A NOTE FROM LAMBETH COUNCIL ON THE PLANNING APPLICATIONS | DELIVERING MORE AND BETTER HOMES FOR OUR RESIDENTS

WHY KNIGHT’S WALK?
The existing homes on Knight’s Walk do not meet current design or insulation standards or meet the needs of many of the long-term residents for accessible homes.

Due to government funding cuts and the cost of refurbishment, the council cannot afford to refurbish the existing homes to bring them up to standard.

Knight’s Walk and the surrounding pedestrian routes also aren’t well connected or well used and don’t always feel very safe. In addition, Knight’s Walk is developed at low density and provides very few homes given its large site area, and given such a well-connected location this also presents an opportunity for the council when so many people are in housing need.

This is because Lambeth, like all London boroughs, is facing a major housing crisis. Over 23,000 people are on our waiting list for a council home; the number of homeless families in temporary accommodation, the vast majority of which are families with children, has risen sharply; and 1,300 families are living in severely overcrowded homes. Every year, between 3,000 and 4,000 people apply to be on the council’s housing waiting list. This is 60 to 80 households per week.

In the context of these challenges, the council is seeking to improve the quality and quantity of affordable housing in Lambeth.

As a response to this level of housing need, the council has made a commitment to deliver more and better homes for our residents, and Homes for Lambeth (HfL) is a key part of this goal.

HfL is a 100% council-owned housing company that we have set up specifically to deliver more and better homes for our residents.

OUR COMMITMENT TO RESIDENTS
The ‘Key Guarantees’ were agreed by the council to give residents affected by regeneration the certainty that they will have the offer of a new home on their estate following regeneration.

We will also give all residents the information and support that they need to make the best choices about them and their families’ futures. The guarantees were reviewed by the respected independent tenant engagement organisation, TPAS, to make sure that the Council’s offer is amongst the best provided by local authorities.

Further information on the Key Guarantees can be found on the link below:
http://estateregeneration.lambeth.gov.uk/key_guarantees

OUR RESIDENTS HAVE SHAPED THE PROPOSED DEVELOPMENT
The design work for Knight’s Walk has been ongoing since the summer of 2016. This process has included close working between the council’s team and a core group of residents. Monthly meetings with residents have helped to shape the development proposals and the outcomes and priorities from these discussions have been communicated to other residents in a monthly newsletter.

Exhibitions for all local residents and other neighbours have taken place every 3-4 months during the design stages to make sure that that all those affected have the opportunity to see what is planned and to talk to the project team.

The application submitted for 84 new homes on Knight’s Walk responds to the residents’ brief, and the council and Homes for Lambeth are committed to delivering the proposed scheme.

NEW AFFORDABLE HOMES
In addition to the 14 existing residents that will be provided with new council level rented homes, the proposed development delivers a further 25 affordable homes.

Combined together, the proposed Knight’s Walk development delivers 39 affordable homes, in line with the council’s tenancy strategy and planning policy. With 50% affordable homes, the Knight’s Walk development delivers a significantly higher percentage of affordable homes when compared to the London average for new developments.

In line with the council’s commitment to build ‘mixed and balanced’ communities, a proportion of the new homes will be intermediate homes for rent or shared ownership homes for existing leaseholders wishing to stay on the estate. These homes will provide housing options for those Lambeth residents that don’t qualify for social housing but are priced out of the private sector.

NEW PRIVATE HOMES
The new affordable homes are funded by HfL building new private homes on site. Knight’s Walk includes 45 private homes which will help pay for new affordable homes.

BEFTER HOMES
The new homes will be well laid out and will meet a range of high quality standards set out in the London Plan and Homes for Lambeth’s design standards. You can find more information on the design standards at: http://estateregeneration.lambeth.gov.uk/design

Of the 84 homes, 25 will be one-bedroomed homes. The existing one-bedroomed homes are 48 sqm in area and the new homes will range from 51 to 61 sqm in area – up to 27% larger than current homes. 41 homes will be two-bedroomed homes. There are no existing two-bedroomed homes. The new homes will range from 72 to 89 sqm in area. 18 homes will be three-bedroomed homes, including both three-bedroomed five-person and three-bedroomed six-person homes. The existing three-bedroomed homes are 81 sqm in area and the new homes will range from 88 to 106 sqm in area – up to 30% larger than existing homes.

HAVING YOUR SAY
The application has been submitted and you need to comment on the application within the next 5 weeks as it has been agreed to extend the normal 21 day consultation period over the Christmas period and into January 2018. The Planning Authority will write directly to you and your neighbours to let them know that the application has been submitted and the key dates they need to be aware of. To support residents and neighbours in viewing the planning application in full, a drop-in exhibition will be arranged once it has been checked and validated by the Planning Authority.

There will be an informal drop in on 19.12.17 from 5:30-7pm at No.15 Knight’s Walk and a Public Drop in Exhibition on 16.01.18 from 5:30-7:30pm at No.15 Knight’s Walk.

Comments on the planning application can be sent to: planning@lambeth.gov.uk or in writing to: Lambeth Planning, Phoenix House, First Floor, 10 Wandsworth Road, London, SW8 2LL. You should quote the planning application reference number with any comments.

More information on commenting on a planning application is available at: https://www.lambeth.gov.uk/planning-and-building-control/planning-applications-and-policies/comment-on-a-planning-application

If you would like any further information about the scheme or the planned exhibition please contact: knightswalk@lambeth.gov.uk

Further information for residents is available at:
http://estateregeneration.lambeth.gov.uk/knights_walk

ALL EXISTING RESIDENTS WILL GET A NEW HOME
All the 14 remaining secure tenants on Knight’s Walk will get a new home at council level rent which meets their needs, based on a detailed assessment of their situation. This assessment looked at a large number of things including what size of home each particular household needs. We have also looked at how the new homes can respond flexibly to changing resident needs over time.

NEW PRIVATE HOMES
The new affordable homes are funded by HfL building new private homes on site. Knight’s Walk includes 45 private homes which will help pay for new affordable homes.
HAVE YOUR SAY: HOW TO COMMENT AND PROVIDE FEEDBACK

1. Attend a Public Drop in at 15 Knight’s Walk
See above timetable for opportunities to view hard copies of the documents and meet the Development Management Team over December and January.

2. Send written comments to:
Lambeth Planning Department
Phoenix House, First Floor
10 Wandsworth Road
London
SW8 2LL

3. Comment Online
On Lambeth’s planning application database: planning.lambeth.gov.uk/online-applications
To search for the planning application on the database, enter ‘Knights Walk’ into the keyword search bar and then sort the search results by ‘date received’ to view the most recent first.
The application will need to be validated by the planning team so it may take 5 to 10 working days for it to be published here.

4. Contact your local independent resident adviser PPCR:

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>DESCRIPTION</th>
<th>DATE, TIME, LOCATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHRISTMAS AFTERNOON TEA AND INFORMAL DROP IN</td>
<td>Join us for a festive afternoon tea with some music, games and nibbles at No.15 Knight’s Walk. <strong>There will also be an opportunity for neighbours to view the planning application documents from 5:30-7pm</strong></td>
<td>19.12.17</td>
</tr>
<tr>
<td>KWGRA/REP MEETING</td>
<td>This meeting will include updates from Lambeth and the Development Management Team including an update about the planning application and a discussion about the rehousing process.</td>
<td>08.01.18</td>
</tr>
<tr>
<td>PUBLIC DROP IN</td>
<td>The Development Management Team will be holding a public drop in session in January where you will be able to see the drawings and reports that have been included in the submission and also have an opportunity to talk to the team and ask questions.</td>
<td>16.01.18</td>
</tr>
<tr>
<td>COFFEE AND CAKE</td>
<td>From 11.01.18 weekly drop in sessions will resume at No.15 Knight’s Walk. Hard copies of the planning application documents will be available to view and Keith Richmond, Lambeth Officer, Nataly and Victoria from make:good will be there to answer questions.</td>
<td>Every Thursday</td>
</tr>
</tbody>
</table>

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