SOUTH LAMBETH PLANNING APPLICATION

We are pleased to confirm that the planning application for South Lambeth Estate 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:

COUNCIL DROP IN
Every Tuesday | 3:30 - 7pm
2 BROADSTONE HOUSE

Join your independent advisor Yvonne, Cleo from Lambeth and Claire from Tibbalds every Tuesday for Council Drop in session where there will be opportunities to view the planning application documents and ask questions.

PUBLIC DROP IN
11.01.18 | 3:30 - 8pm
2 BROADSTONE HOUSE

The Development Management Team will be holding a public drop in session 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.

REP Meeting
30.01.18 | 6:30pm
2 BROADSTONE HOUSE

This meeting will include updates from Lambeth and the Development Management Team including an update about the planning application.
WHY SOUTH LAMBETH ESTATE?
The existing homes on the South Lambeth Estate 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.

South Lambeth is also developed at very low density, with the exception of Wimborne House, 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, 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 their 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 South Lambeth 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 3-6 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 362 new homes on South Lambeth 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 51 existing residents that will be provided with new council level rented homes, the proposed development delivers a further 62 new affordable homes plus 20 replacement shared ownership homes for existing homeowners.

Combined together, the proposed South Lambeth development delivers 133 affordable homes, in line with the council’s tenancy strategy and planning policy. Upon completion of the South Lambeth development, 50% of the habitable rooms across the wider estate, including retained blocks, will be affordable.

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; South Lambeth includes 229 private homes which will help pay for new affordable 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 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 a Public Drop in Exhibition on 11.12.18 from 3:30-8pm at 2 Broadstone House.

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: southlambeth@lambeth.gov.uk

Further information for residents is available at: http://estateregeneration.lambeth.gov.uk/south_lambeth
## TIMETABLE DECEMBER - JANUARY

<table>
<thead>
<tr>
<th>ACTIVITY</th>
<th>DESCRIPTION</th>
<th>DATE, TIME, LOCATION</th>
</tr>
</thead>
<tbody>
<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>11.01.18</td>
</tr>
<tr>
<td>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>30.01.18</td>
</tr>
<tr>
<td>WEEKLY COUNCIL DROP INS</td>
<td>Join your independent advisor Yvonne, Cleo from Lambeth and Claire from Tibbalds every Tuesday for Council Drop in session where there will be opportunities to view the planning application documents and ask questions. Please note there will be no council drop ins over the christmas period. These will resume on 02.01.18</td>
<td>Every Tuesday</td>
</tr>
</tbody>
</table>

### HAVE YOUR SAY: HOW TO COMMENT AND PROVIDE FEEDBACK

1. **Attend a Public Drop in at 2 Broadstone House**
   See above timetable for opportunities to view hard copies of the documents and meet the Development Management Team.

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](http://planning.lambeth.gov.uk/online-applications)
   *To search for the planning application on the database, enter ‘South Lambeth’ 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 TPAS:**
   Name: Yvonne
   Contact: 07445 823 726
   TPAS Freephone: 0800 731 1619
   Email: whyemge5@gmail.com

---

**FIND OUT MORE:**

**CALL:** Lambeth - 020 7926 4166

**EMAIL:** southlambeth@lambeth.gov.uk

**WEBSITE:** estateregeneration.lambeth.gov.uk/south_lambeth