

FENWICK ESTATE

Building better homes for current residents and more homes to help tackle the housing crisis

NOVEMBER 2018

WHAT'S HAPPENING ON YOUR ESTATE:

The council is committed to building more and better homes on Fenwick Estate. 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 the plans, **INVOLVED** in the process, so that you can; **INFLUENCE** what happens next.

IN THIS ISSUE

- **Fenwick South update**
- **Lambeth update on procurement at REP**
- **Activities at No.66**

We've been harvesting and clearing the No. 66 Community Garden, ready for winter:



COMING UP THIS AUTUMN / WINTER



COUNCIL DROP INS

Tuesdays 10am - 5pm
Alternate Mondays
66 Willington Rd

You do not need to make an appointment, just drop in to ask questions about how the plans might effect you as a home owner or a tenant.

Details on the back



GARDENING & CRAFT

Tuesdays 3.30 - 5pm
66 Willington Rd

Join Jasper & Kristel from make:good to get involved in some creative and gardening fun. Suitable for all ages. No booking necessary - come along and see what is happening, or just pop in for a cup of tea!
Details on the back



FESTIVE TEA!

11 December 2018
4 - 7pm
66 Willington Rd

make:good will be hosting a festive tea party at No. 66 on Tuesday 11 December 4pm-7pm. **Come along to enjoy some tasty treats and festive fun for all ages. Feel free to bring a dish or drink to share!**



TfL TO CONTINUE CLEARING SITE FOR FENWICK SOUTH

Until New Year

Squibb Group, Transport for London's contractors, will continue work to clear the garages and former housing office as well as reinforcing the wall next to the railway line, ready for Fenwick South to be built next Spring.
More info inside.

Read more about upcoming activities and how to get in touch for more information on back page.

WIDER REGENERATION UPDATE AT LATEST REP MEETING



At the Resident Engagement Panel meeting on 25 October Lambeth's Assistant Director of Housing Regeneration gave an update to attendees about what is happening around the development of the wider Fenwick Estate:

"We are aware that many of you are frustrated with the delay that has been experienced around the procurement of a team to lead the redesign and redevelopment of Fenwick Estate. I want to take the opportunity to explain why things have taken longer than expected.

Finding a large-scale team that meets the needs of an estate of this size isn't something we can rush. It can take up to a year from tender applications to contracts being signed and agreed.

We have a procurement plan ready to go but I have taken the decision to pause and re-evaluate how we go about it, taking learning from our experiences on Fenwick and our other estate regeneration projects. Rather than procuring all the different experts needed to work with residents to design the new estate all in one go, we want to approach Fenwick in a more agile way and appoint streamlined teams, in phases, as they are required.

This approach will allow us to make adjustments to the team as it moves forward, responding to the needs of the project and interests of residents. It avoids our being wedded to a full package of potentially expensive consultants from the outset.

To be clear the council is committed to building more and better homes on the Fenwick estate. It is important that we get this right. We believe that this approach will provide the council and importantly you, the residents with the best possible journey towards the future of the estate."

Jed Young, Assistant Director of Housing Regeneration for Lambeth Council

OTHER UPDATES FROM THE REP MEETING

Temporary housing in vacant properties:

As we noted in the last newsletter, Lambeth are using empty properties on the estate to provide temporary housing for people in need within the borough. **The tenancies for these properties are not the same as existing tenants and as such the key guarantees of a new home on the estate when it is redeveloped will not apply to these residents.**



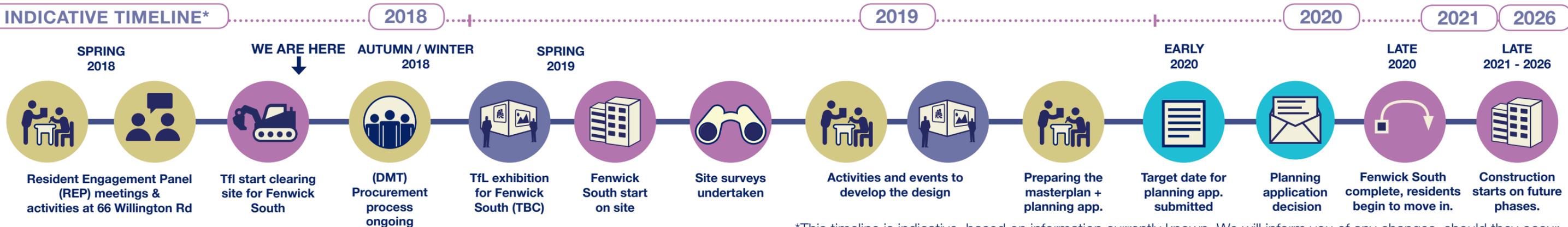
Early buy-backs for leaseholders:

Leaseholders on the estate can approach the council about selling their property to them. Cases are reviewed on a priority basis, but it's worth speaking to Bashir about your situation. Review your Key Guarantees and find out more about selling your home here:

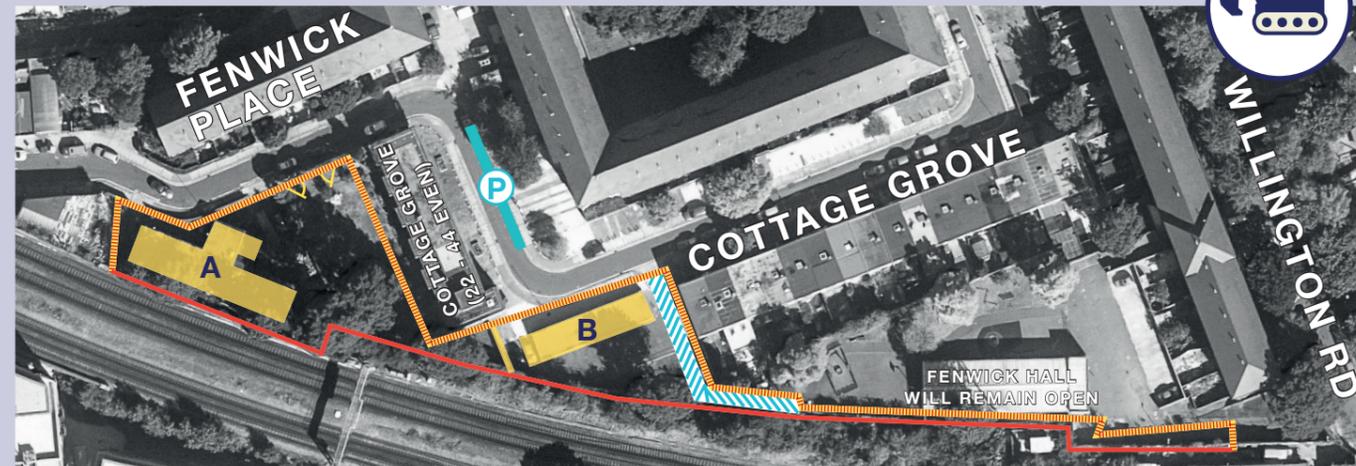
http://estateregeneration.lambeth.gov.uk/selling_your_homes

Contact Bashir for more information: BMiah@lambeth.gov.uk | 0207 926 3607

INDICATIVE TIMELINE*



UPDATE ON WORKS TO FENWICK SOUTH / PHASE ONE



KEY :

- HOARDING / FENCE
- BUILDINGS TO BE DEMOLISHED
- SITE BOUNDARY
- CUT THROUGH CLOSED
- POSSIBLE TEMPORARY PARKING BAY SUSPENSION

- 46 new homes delivered by TfL on behalf of Lambeth Council
- All homes on Fenwick South will be for existing residents on the estate as part of the phasing plan for the wider regeneration
- Contractors: Site Clearance: Squibb Group | Construction: Mulalley & Co Ltd
- Site Clearance: October 2018 - January 2019 | Construction due to begin in Spring 2019
- No homes being demolished on Fenwick Estate as part of this phase

As highlighted in last month's newsletter, we're pleased to share that preparatory works to Fenwick South are now underway. Site possession was granted to Squibb Group at the beginning of October and set up, surveys and preliminary tasks are in progress. Demolition works to remove the former housing office and garages, as well as repairing and reinforcing the retaining wall next to the railway line, will begin in the coming weeks.

Squibb will be on-site until the New Year, ahead of Mullaley & Co Ltd commencing construction beginning in Spring 2019. Prior to starting on site there will be a reminder exhibition and an opportunity to meet the team. Please refer to the above map for a reminder of areas affected. As well as monthly newsletter updates, affected residents will be contacted directly, particularly when noise or other disruption is expected.

Interim work to be carried out on Fenwick Hall: Fenwick Hall is going to remain in use in its current location until the wider estate is rebuilt. At the REP meeting, Lambeth and TfL agreed to work with the TRA to find out what repairs and refurbishments are required to sustain and improve it as a functioning community space.

If you have any questions or queries about works at Fenwick South, Squibb's Senior Site Supervisor Geoff Barlex can be contacted on 07736 018 442. If any issues arise out-of-hours, call Squibb's 24-hour Liaison Manager, Paul Blanks on 07973 460 849.

*This timeline is indicative, based on information currently known. We will inform you of any changes, should they occur.

COMING UP THIS AUTUMN

ACTIVITY	DESCRIPTION	WHERE
<p>COUNCIL DROP-INS</p>   	<p>Tuesdays (Weekly): 10am - 5pm Mondays (fortnightly from 19.11.18): 5pm - 7pm</p> <p>Bashir Miah is the Lambeth Council representative for Fenwick Estate. He holds regular drop in sessions for all residents to get advice on how the regeneration might affect them.</p> <p>Paul Gordon from the Decant Team will be available at the fortnightly Monday evening sessions to provide advice to tenants on decant and rehousing issues. Call: 0207 926 3607 or Email:</p> <p>BMiah@lambeth.gov.uk PGordon@lambeth.gov.uk</p>	<p>The Hub @ No. 66 Willington Road</p>
<p>INDEPENDENT ADVICE</p> 	<p>Christine & Rob from Public Voice (formerly STUF) are your Independent Advisors. Get in touch for impartial advice on how the plans might affect you or to arrange a home visit.</p> <p>Rob Lantsbury: 07961 532761 rob.lantsbury@publicvoice.london</p> <p>Christine Searle MBE: 07764 421981 Christine.searle@publicvoice.london</p> <p>Free-phone: 0800 169 8677</p>	

ARE YOU A COUNCIL TENANT? JOIN THE RESIDENT ENGAGEMENT PANEL!



We're on the lookout for more tenant representatives to join the Resident Engagement Panel (REP).

These are not decision-making bodies, but they have an important role to play in ensuring the views of Fenwick residents are heard about how the estate will change as it is redesigned. Best of all, being a member doesn't require much of your time. Just one meeting every six weeks, held on a Thursday evening at 6.30pm and lasting no longer than 1.5hrs.

**To find out how to join, contact Bashir for more information:
 BMiah@lambeth.gov.uk | 0207 926 3607**

GARDENING & CRAFT ACTIVITIES AT NO. 66

We've harvested all sorts of gems at the Fenwick community garden over the past couple of months! Some of our favourites are on the front cover.

We have planted some winter veggies but as the weather gets colder and the afternoons darker, we'll be moving indoors and focusing more on arts and crafts. No booking is necessary and all ages are welcome, so pop down to 66 Willington Road on Tuesdays at 3.30 – 5pm.

We'll be holding a special Festive Tea on Tuesday 11 December at 4-7pm, so put the date in your diary and pop down for some festive fare!



FIND OUT MORE:

CALL: Lambeth - 020 7926 3607

EMAIL: fenwickestate@lambeth.gov.uk

estateregeneration.lambeth.gov.uk/fenwick

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