

CENTRAL HILL ESTATE

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

APRIL 2019

REDEVELOPMENT GOING FORWARD

Homes for Lambeth ('HfL') is the organisation that Lambeth Council has set up to lead the regeneration of Central Hill estate, as well as other regeneration estates. It is wholly owned by Lambeth and fully accountable to the council. Over recent months, Homes for Lambeth has established a strong team with significant experience in the building industry.

One of the first decisions taken by Homes for Lambeth was not to proceed with appointing Mace to be the Development Management Team who 'subject to contract' had been chosen to work with residents to design the new estate.

This decision was not taken lightly, especially given the effort and time put in by residents to progress the appointment of the Development Management Team. Homes for Lambeth however believes that significant costs can be saved by managing the work in-house as well as giving more control on key decisions.

Jason Emile, the Development Director has attended the last two Resident Project Group meetings and said:

'We know that residents have been frustrated at the lack of obvious progress following the cabinet decision in April 2017. Now we are now fully staffed we are able to begin the serious work of rebuilding Central Hill. The next steps are to work with residents and architects to develop a viable masterplan for the whole estate'.

HfL are also going to build homes on the edge of the estate. As well as showing residents the quality of the buildings that Homes for Lambeth can deliver, they will also help to provide homes for residents when the main estate building work begins. Homes for Lambeth is finalising how it will progress and timing of this. More details will be reported in future newsletters.

RESIDENT MEETING

To keep residents and the Project Group up to date, officers from Homes for Lambeth will be setting up a meeting where they can explain the regeneration strategy of the estate. They will be able to directly answer any questions that you may have.

As soon as there is a date for this meeting residents will be advised.

EMPTY HOMES ON CENTRAL HILL

Unless there are major repair problems, when a property becomes empty works will be carried out to get them let out as temporary accommodation or to private tenants. Private tenancies for homes bought back from leaseholders are let out at a higher rent, so the rental income can cover the interest cost of Lambeth's loan.

There has been a delay in getting the works carried out in some of the homes, so Homes for Lambeth and Lambeth Council are looking to see how this can be significantly improved.

With a shortage of homes in Lambeth, these homes cannot be left empty.

INDEPENDENT ADVISERS

PPCR have been re-appointed as the advisers for Central Hill. Pam and Janet are currently visiting secure tenants and resident homeowners to discuss any issues or concerns you may have. Their contact details are: PKovachich@ppcr.org.uk/JEdwards@ppcr.org.uk Freephone: 0800 317066

YOUR CHANCE TO SEE INSIDE HOMES FOR LAMBETH'S FIRST HOMES

Homes for Lambeth has now taken on the management of its first 70 homes at Lollard St in Kennington, and residents are now moving into them. These homes are at council level rents.

To allow residents to see what these homes look like two open house sessions have been organised:

When?

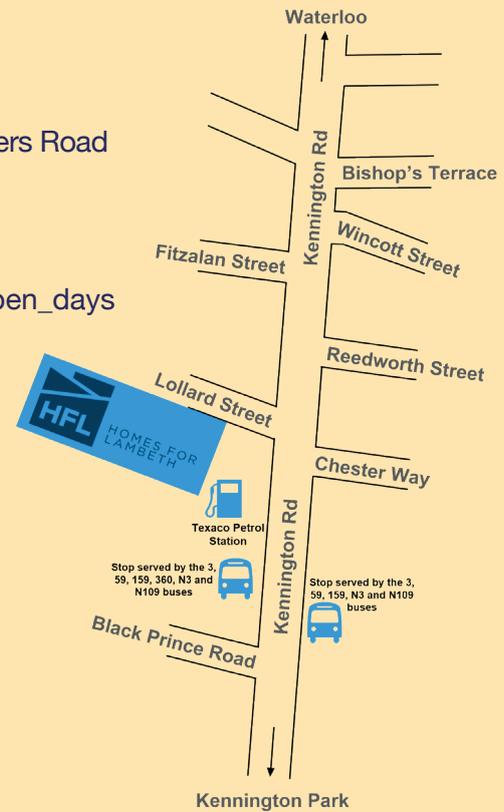
4 to 7pm on the 8th May and 1 to 5pm on the 9th May

Where?

Lollard Street, SE11 6BH - head to corner of Lollard Street and Bricklayers Road

If you need transport please contact the regeneration team, and we organise transport from the Resource Centre.

Please RSVP via: http://estateregeneration.lambeth.gov.uk/loillard_open_days



2019/20 BUSINESS PLAN

Homes for Lambeth's business plan outlines the objectives and budgets for the year going forward.

This has now been approved by both the Homes for Lambeth Board and Council's Cabinet and is available to read: estateregeneration.lambeth.gov.uk/business_plan_2019_20

MOVING FROM THE ESTATE

There is no need for anyone to move from Central Hill in the short to medium-term. Secure tenants can apply for a priority transfer and homeowners can apply for an early buy-back.

Homeowners should contact **Luke Kelly** – LAKelly@lambeth.gov.uk
Tel: 020 7926 6320 / 07507 892020

CHANGES TO THE REGENERATION TEAM ON CENTRAL HILL

Jason Emile is the new Development Director for Homes for Lambeth, and brings with him technical and project experience to deliver a quality redevelopments of Central Hill – and other schemes.

Karrol Namakambo has moved to another redevelopment, and we are currently recruiting for a new Resident Engagement Officer.

TUESDAY SESSIONS FOR 2019 IN THE RESOURCE CENTRE

When	Who
1st Tuesday of the month 10am – 5pm 3pm – 7pm	Paul Gordon – Tenant Decant Officer 07904 088857 / 020 7926 0385 Fiona Cliffe – Development Manager 07860 180559 / 020 7926 6728 Resident Engagement Officer to be announced PPCR – Pam & Janet – details above
2nd Tuesday of the month 10am- 5pm	Paul and Fiona
3rd Tuesday of the month 10am – 7pm	Paul and Fiona
4th (& 5th) Tuesday of the month 10am- 5pm	Paul and Fiona