

# Cressingham Gardens News

More and better homes in Lambeth

FEBURARY 2016

## THANK YOU

Thank you to everyone who has participated in the consultation on the future of Cressingham Gardens so far. This newsletter provides an update and tells you how you can continue to participate.

## YOUR FEEDBACK IS IMPORTANT

We continue to receive feedback but if you haven't had your say yet please send us your views on each of the five options. You can:

Write to: **Cressingham Gardens,  
FREEPOST RTLA-GHRX-SSXA,  
77a Tradescant Road,  
London SW8 1XJ**

Complete our online questionnaire:  
**[estateregeneration.lambeth.gov.uk/  
cressingham\\_consultation](http://estateregeneration.lambeth.gov.uk/cressingham_consultation)**

## WHAT YOU'VE SAID SO FAR

From the conversations and written responses we've had so far, we know that residents would like to know more about:

- How regeneration could affect secure council tenancies and rents
- How regeneration could affect living costs
- Additional information around the financial viability of each regeneration option
- The status of Lambeth Council's Key Guarantees to residents and homeowners

## Council tenancies

Residents have asked what will happen to their tenancies if their home is refurbished or redeveloped.

If a decision is taken to refurbish your property under options 1, 2, 3, or 4, you will continue to have a secure tenancy. If your home is redeveloped under options 2, 3, 4 or 5, and you wish to continue living on the estate, you will be given a new assured tenancy.

## Living costs

This will be dependent on a large number of factors. As the new homes would be built to higher modern insulation standards, energy bills should be lower than in existing homes. Also, when designing the new buildings every effort would be made to keep future maintenance needs to a minimum which will reduce service charges. Leaseholders shouldn't expect 'Section 20 notices' for a number of years given that they would be living in new properties.

All new homes will have water meters to comply with building regulations. New low usage taps, showers and toilets will also be installed, giving tenants greater control over their water bills.

Residents may experience increases in council tax, if the new properties are of higher value.

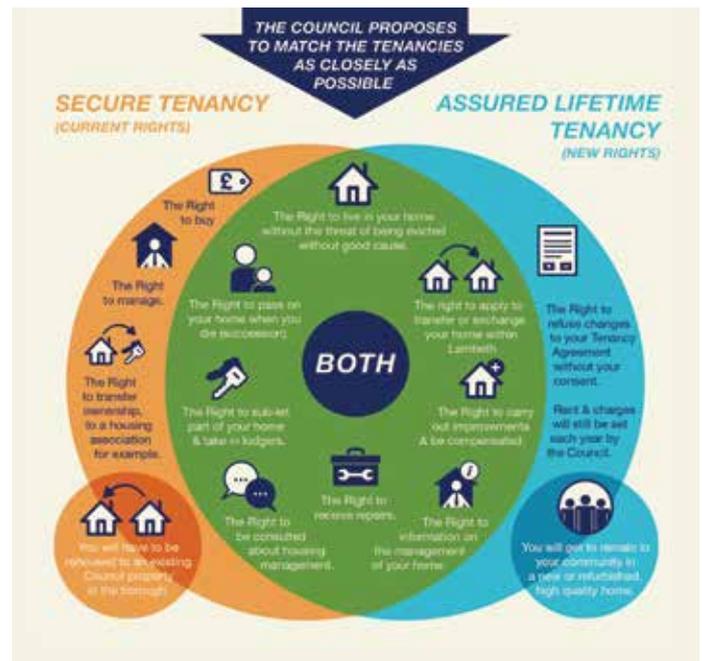
Council tenants will continue to have their rent set using the current Government formula. They will also be subject to the same increase as council tenants elsewhere in Lambeth. The Government formula takes account of the quality and condition of homes, as indicated by their value, so the level of rents of the new homes on Cressingham will be higher than for a equivalent home on the current estate.

However, a key finding of the Cressingham Gardens Equalities Impact Assessment was the need to make potential living cost increases caused by regeneration manageable. To do this, the Council has agreed to phase increase in rents over a 5-year period. The Council has also committed to honour the Government's 4% rent reduction.

In addition, if regeneration were to go ahead, council tenants would have their housing needs assessed. This could see tenants move into different size properties. This would lead to a reduction or increase in rents. The Council will also support tenants to ensure they are receiving the benefits they are entitled to.

Given the different circumstances of council tenants and the factors involved, at this stage we cannot give the actual level of rents. However we believe that the range increase in rents caused by the higher value of properties to be around 15% for a 2-bedroom house over 5 years - a 3% yearly increase for 5 years.

So, considering the increased and decreased costs, the Council would expect that residents would experience a marginal change in the cost of living in and running their homes.



## Viability

Following discussions with some leaseholders, we issued additional information on the financial viability of the regeneration options. This sets out the factors we consider in deciding the cost of each option. This can be downloaded from:

<http://estateregeneration.lambeth.gov.uk/cressingham>

Copies can also be requested by calling **020 7926 3475** or picked up at all up-coming events.

## The Key Guarantees

At the moment the Key Guarantees are not in effect. This is because of the previous High Court Ruling. A copy of the Key Guarantees can be download from:

[http://estateregeneration.lambeth.gov.uk/key\\_guarantees](http://estateregeneration.lambeth.gov.uk/key_guarantees)

If a decision is taken in March to redevelop any part of the estate (options 4 or 5), then the Key Guarantees would come back into effect for those households whose properties would be demolished.

Copies of the Key Guarantees can also be requested by calling **020 7926 3475** or picked up at all up-coming events. If you have any comments or question about the on the Key Guarantees please get in touch as we are interested in hearing residents views on how they can be enhanced.

## Other questions

One of the ways that we have been responding to other questions that have been submitted is by publishing a regularly updated Q&A documents. The most recent version is available on our website and can be downloaded from:

[http://estateregeneration.lambeth.gov.uk/cressingham\\_gardens\\_qa](http://estateregeneration.lambeth.gov.uk/cressingham_gardens_qa)

Copies can also be requested by calling **020 7926 3475** or picked up at all up-coming events.

## UPCOMING EVENTS

Don't forget that the following events are due to take place and all residents can participate:

What?	When?	Where?
Green Retrofitting sub-group meeting	16th February at 7pm	The Rotunda
Viability sub-group meeting	18th February at 7pm	The Rotunda
Options exhibition – with your feedback and the council's recommendations	25th February from 3 to 9pm	The Rotunda

## **COUNCIL TENANTS: WOULD YOU LIKE TO JOIN THE RESIDENTS ENGAGEMENT PANEL?**

We are looking for two council tenants to fill vacant positions on the Residents Engagement Panel (REP). The REP is made up of council tenants and homeowners. It meets once a month to put the views of residents of Cressingham Gardens to Council officers. If you would like to know more, please contact Sarah Coyte by emailing [scoyte@lambeth.gov.uk](mailto:scoyte@lambeth.gov.uk) or calling **07852 916199**.

## **YOUR INDEPENDENT RESIDENT ADVISER**

If you need help understanding the regeneration process, or if you want independent advice, you can speak to Edward Ogundele. Edward is your independent resident advisor. You can reach him by:

Calling: **07770 883 224**

Emailing: [edwardogundele131@btinternet.com](mailto:edwardogundele131@btinternet.com)

### **Spanish**

Si desea esta información en otro idioma, rogamos nos llame al 0207 926 4166

### **Portuguese**

Se desejar esta informação noutra idioma é favor telefonar para 0207 926 4166

### **French**

Si vous souhaitez ces informations dans une autre langue veuillez nous contacter au 0207 926 4166

### **Bengali**

এই তথ্য অন্য কোনো ভাষায় আপনার প্রয়োজন হলে অনুগ্রহ করে ফোন করুন 0207 926 4166

### **Somali**

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### **Polish**

Aby otrzymać niniejsze informacje w innej wersji językowej, prosimy o kontakt pod numerem 0207 926 4166

**FIND OUT  
MORE**

**T: 020 7926 3475**

**E: [cressinghamgardens@lambeth.gov.uk](mailto:cressinghamgardens@lambeth.gov.uk)**

**W: [estateregeneration.lambeth.gov.uk/cressingham](http://estateregeneration.lambeth.gov.uk/cressingham)**