

**MINUTES**

Date: 05/02/15  
 Project: 0370 Hemans Estate – Consultation Meeting 01  
 Subject: Residents Consultation 01  
 Location: 283-291 Wandsworth Road  
 Attendees: *Huw Jones (HW)* Lambeth Council  
                   *Pauline Foster (PF)* Lambeth Council  
                   *Micheal Dare (MD)* Lambeth Living  
                   *Hari Phillips (HP)* Bell Phillips Architects (BPA)  
                   *Elaine Mc Quaid (EMcQ)* Bell Phillips Architects (BPA)  
                   *Ashmi Thapar* Bell Phillips Architects (BPA)

Distribution - As above plus; Tim Fairhurst (Lambeth Council), Michael Dare (Lambeth Living), Residents in attendance (subject to contact details provided)

<b>1.00</b>	<b>Meeting Overview</b>	<b>ACTION</b>
1.01	Lambeth Council commissioned Bell Phillips Architects to consult with residents of the Hemans Estate and following on from this to design new council homes within the estate, utilizing existing unused or vacant sites. As part of this process a series of residents consultations were planned to ensure the residents were included on each stage of the process. This meeting first of these consultations.	<b>Note</b>
1.02	<p>HJ presented Lambeth’s approach to the regeneration of the Hemans Estate. He explained that Lambeth intended to build some new housing on existing unused plots and stated that their intention was not to demolish existing flats to make way for new developments but to use empty sites to create new council homes. HJ also stated that part of Bell Phillips architects appointment included time to work with the existing residents on the estate to design these new council homes. This is to be a collaborative process with regular consultations between the residents, Lambeth Council and the architects throughout the process.</p> <p>HP gave a presentation on who Bell Phillips are and their experience in delivering successful council homes within existing estates and infill sites at varying scales.</p> <p>HP then went on to explain why the need for additional council homes was at a critical stage explaining that London’s population was at an all-time high. Lambeth have a target to build 1000 new homes across the borough in the next four years. It is estimates that London’s population in 2020 will be at an all-time high of 9million.</p> <p>HP concluded by highlighting a series of possible sites to build upon within the Hemans Estate. These sites were suggested to the residents as a result of an initial walk around and general observations and research undertaken by Bell Phillips which showed that these sites were either unused for their intended purpose or contained unused and or derelict buildings.</p> <p>HP explained that these were initial suggestions and more of a conversation starter than fixed sites. HP then opened the conversation to the floor to hear from residents reinstating that all suggestions were welcome and that no design work had begun at this stage. The purpose of the meeting was to hear from the residents and to use their knowledge, opinions and experience of living on the Hemans Estate to inform the design.</p>	<b>Note</b>

<b>2.0</b>	<b>Residents Comments during the meeting</b>	<b>Note</b>
2.01	One resident explained that although the existing community center was critical to life on the estate in the past, it has been in a state of disrepair for the last 4 years and now unfit for purpose. All residents present agreed that a new community center would encourage a TRA to form and generally help the estate to feel more like a community.	
2.02	It was the general consensus that both ball courts were crime hot spots and encouraged antisocial behavior in their current location (both ball courts are in quiet secluded areas of the estate). The ball court adjoining the south wall of Johnson House has fallen into disrepair and is entirely unfit for purpose.	
2.03	In general there was concern regarding either parking permit misuse and / or residents from adjacent houses and business parking illegally on the estate.	
2.04	Lambeth living to provide accurate parking permit numbers to ascertain exactly how many spaces are in use on the estate. Residents expressed concerns regarding cars being abandoned on the site and again encouraging antisocial behavior as they gave the impression that the estate was unmonitored.	<b>LL</b>
2.05	Residents expressed concerns regarding the lack of lighting generally on the estate encouraging crime and antisocial behavior.	
2.06	Residents expressed a need for a young child play area that is overlooked, where parents could monitor their children at play from their flats / balcony's.	
2.07	Residents noted that the brick shelter to the North of Charman House again was of little use and encouraged antisocial behavior as it has become a point at which non-residents gather to take drugs etc. This site was also put forward as a potential site for development.	
2.08	The communal garden to Hunter house and Darlington House did at one stage contain a fountain according to one resident but presently lacked a focal point and was largely unused apart from dog walkers for the neighboring housing development. It has been noted that there is an issue with dog walkers not picking up after their dogs across the estate but in particular within this communal garden.	
2.09	One resident expressed concern that developing the south boundary of the communal garden to Hunter house and Darlington House would take from his existing view of green area, and suggested building on top of either of these houses as an alternative.	
2.10	An option to develop the site of an unused boiler room to the South wall of Hunter House was uncontested as a suggestion, as was the option to develop the site to the South wall of Darlington House. Neither of which options encroached on the communal garden.	
2.12	The option to create a cul de sac between Webb House and Johnson House / Evans House gave cause for concern regarding abuse of parking blocking the turning zone. Developing the site to the South wall of Webb house was largely uncontested subject to traffic concerns being addressed effectively.	

**3.0 General points made on the estate**

- 3.01 The estate is regarded as a crime corridor by the Metropolitan Police - according to one resident.
- 3.02 There are security issues in the communal stair cases and walkways to both Charman and Lockyer House. Both of these houses have open staircases - residents asked for security gates with fob access to be installed thus discouraging drug users / non-residents occupying these private communal areas.  
  
 Some residents expressed concerns regarding losing their local Sainsbury's to the Nine Elms redevelopment and the addition of a tube station on the Sainsbury's site

**4.0 Bramley Crescent – Adjacent estate to the North of Darlington House and Hunter House. LC**

- 4.01 Residents queried whether this estate was also to be redeveloped – Lambeth to confirm

**5.0 Questionnaire Note**

- 5.01 Residents filled out a questionnaire during the meeting. The content of which will be used to further inform and contribute to the design process. The results of the questionnaire are attached to these minutes (with the exception of personal contact details, these will be compiled by Bell Phillips into a project contact list).

**6.0 Next Meeting BPA**

- 6.01 All agreed that a site walk around with interested residents, Lambeth Council, Bell Phillips and a police representative would be beneficial in making progress with narrowing down potential sites.  
*Post meeting note;* The police have declined to take part due to lack of resources. It was decided that there was still merit in having the site walk around with a notice given to all residents on confirmation of a revised date.

**Bell Phillips Architects**  
**0370\_Hemans Estate, Lambeth**  
**Questionnaire results**

**Are you interested in being part of a working group?**

Yes	9
No	1
unsure	3

**What do you like about living on the Hemans Estate?**

Central London	3
Good neighbours	1
Communal garden, neighbours look out for each other	0
Easy access to shops within walking distance	0
Everything	1
Good transport facilities, proximity to three major hospitals, Sainsbury's supermarket	1
Location, views, general feel of the area	1

**What do you dislike about living on Hemans Estate?**

Ongoing issues with building fabric, leaking roofs	1
Increase in noise, new tube station (Nine Elms TS)	1
Youths hanging around on stairwells spitting smoking illegal drugs cannot bring my children out to play, children live in fear.	2
Lack of door entry system on Charman and Lockyer Houses, not enough parking spaces.	1
No security gates	2
No play area for children under 12	1
Anti social behaviour	1
Estate rundown and neglected by council	2
Youths hanging around taking and dealing drugs	1
Poor lighting , anti social behaviour	1

**What would you improve?**

Surveillance	3
Lighting	6
Refuse area	1
Building maintenance, Roads	3
Security	2
Better use of open spaces	1

**Did you use the community Centre?**

Yes	8
No	0
It has been out of use since I moved to the estate	5

**If yes how regularly?**

Weekly	1
Monthly	1
Other/unknown	6

**How did you use the community centre?**

Social Occasions	7
Residents group meetings	5
Youth / Games room	4
Other	3

**Note - 13 Completed Questionnaires**