CABINET

Date: Monday 13 July 2015

Time: 7.00 pm

Venue: Room 8, Lambeth Town Hall, Brixton Hill, SW2 1RW

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Members of the Committee

Leader of the Council, Councillor Lib Peck
Deputy Leader (Finance & Investment), Councillor Paul McGlone
Deputy Leader (Policy), Councillor Imogen Walker
Cabinet Member for Adult Social Care, Councillor Jackie Meldrum
Cabinet Member for Children and Families, Councillor Jane Pickard
Cabinet Member for Neighbourhoods, Councillor Jane Edbrooke
Cabinet Member for Environment and Sustainability, Councillor Jennifer Brathwaite
Cabinet Member for Health & Wellbeing, Councillor Jim Dickson
Cabinet Member for Housing, Councillor Matthew Bennett
Cabinet Member for Jobs & Growth, Councillor Jack Hopkins

Further Information
If you require any further information or have any queries please contact:
David Rose, Telephone: 020 7926 1037; Email: drose@lambeth.gov.uk

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- Accordingly, the order of the agenda and time allowed for each item is decided by the Leader of the Council beforehand.
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- Any such contributions are required to be brief; a maximum of three minutes is likely to be available.
- Speakers should ideally be on behalf of a number of people or a specific group.
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1. **Declarations of Pecuniary Interest**

Under Cabinet Rule 1.5.2, where any Cabinet Member has a Disclosable Pecuniary Interest (as defined in the Members’ Code of Conduct (para. 4)) in any matter to be considered at a meeting of the Council, a committee, sub-committee or joint committee, they must withdraw from the meeting room during the whole of the consideration of that matter and must not participate in any vote on that matter unless a dispensation has been obtained from the Monitoring Officer.

2. **Minutes of Previous Meeting**

That the minutes of the previous meeting be signed and approved as a correct record of proceedings.

3. **A Priority Action Plan: Lambeth Council’s response to the OFSTED inspection of Children’s Services and the Lambeth Safeguarding Children Board**

Report 34/15-16

Key Decision
All Wards

Deputy Leader of the Council - Policy
Strategic Director, Delivery
Contact: Rebecca Eligon, Head of Strategy and Equalities
Religon@lambeth.gov.uk Tel: 020 7926 2125

4. **Investing in better neighbourhoods and building the homes we need to house the people of Lambeth - Cressingham Gardens estate**

Report 41/15-16

Key Decision
Tulse Hill

Cabinet Member for Housing
Strategic Director, Delivery
Contact: Neil Vokes, Regeneration Project Manager (Housing)
nvokes@lambeth.gov.uk
5. **Future Brixton: Somerleyton Road**

Report 40/15-16

Key Decision
Coldharbour

Cabinet Member for Housing
Cabinet Member for Jobs and Growth
Strategic Director, Delivery
Contact: Neil Vokes, Regeneration Project Manager (Housing)
nvokes@lambeth.gov.uk

6. **Kennington, Oval and Vauxhall Neighbourhood Area and Neighbourhood Forum Application**

Report 33/15-16

Key Decision
Bishop's; Oval; Prince's

Councillor Jack Hopkins
Strategic Director, Delivery
Contact: Alan Vinall avinall@lambeth.gov.uk Tel: 020 7926 1212
CABINET

Monday 8 June 2015 at 7.00 pm

MINUTES

PRESENT:

Cabinet Members: Portfolio:
Councillor Matthew Bennett Cabinet Member for Housing
Councillor Jennifer Cabinet Member for Environment & Sustainability
Brathwaite
Councillor Jim Dickson Cabinet Member for Health and Wellbeing
Councillor Jane Edbrooke Cabinet Member for Neighbourhoods
Councillor Jack Hopkins Cabinet Member for Jobs & Growth
Councillor Paul McGlone Deputy Leader (Finance and Investment)
Councillor Jackie Meldrum Cabinet Member for Adult Social Care
Councillor Lib Peck Leader of the Council
Councillor Jane Pickard Cabinet Member for Children and Families
Councillor Imogen Walker Deputy Leader (Policy)

Apologies for absence:

Also present:

1. DECLARATIONS OF PECUNIARY INTEREST

There were none.

2. MINUTES OF PREVIOUS MEETING

RESOLVED: That the minutes of the previous meeting held on 13 April 2015 be agreed and signed by the Chair as a correct record of the proceedings.
3. LAMBETH COUNCIL’S RESPONSE TO THE OFSTED INSPECTION OF CHILDREN’S SERVICES AND THE LSCB
(Report 15/16-25) (Key decision)

The Deputy Leader of the Council (Policy) introduced the report and highlighted the following:

- The Council took no pleasure from the inadequate report and it was very important not to hide from the findings, to accept the judgement and remedy the situation with strong actions, as this was both a political and organisational priority.
- Immediate action was to be taken in number of areas, but others would take time. The Priority Action Plan (PAP) had been drafted. Secondly, all available resources would be utilised in delivering the PAP including the Local Government Association (LGA), Department for Education (DfE), other local authorities, and Ofsted itself. An improvement board would include representatives from the above listed organisations, alongside Lambeth officials, councillors, school staff, and other local institutions. The journey of improvement was one to be taken together.
- Frontline staff were noted for their dedication, with many working their entire professional lives on vital Council services, but there was a need for improved management in place to succeed. The Cabinet would have updates every three months, and during this process information would be released detailing tangible progress.
- Sue Foster, Strategic Director Delivery, commented that the PAP set out immediate actions to address recommendations, but it would go wider than those proposed by Ofsted with a set of corporate actions and would be scrutinised at next month’s Cabinet in detail.
- Andrew Tullis, Unison, gave a joint trade union response on behalf of GMB and Unison, raising concern at children’s services being rated as inadequate after having received an outstanding report previously and that this duty formed the most important responsibility of local government. He noted that there had been several cornerstones of policy missing, including: excellent management, support for staff, and permanent staff numbers (with a resulting over-reliance on agency staff). He suggested that the Council worked with the trade unions to bring back security and stability, to guarantee no compulsory redundancies, a halt to changing management structures (to stop distraction by experiments with new models of delivery), and an emphasis on in-house service provision. The change of the Council into clusters had disrupted dialogue with minimal benefit, and practical support was needed instead of grand plans.

The Leader of the Council welcomed the broad sentiments of response, remarking that it was a fundamental political priority, and agreed that the absence of regular permanent staff to implement rigorous systems had contributed to the inadequate appraisal.

Cabinet Members and officers made the following comments:
• The Deputy Leader (Finance and Investment) noted the engagement with unions and the new chair of Local Safeguarding Children’s Board (LSCB), but asked what interaction with DfE had taken place. The Cabinet Member for Housing acknowledged the three month reporting of the improvement plan, but enquired as to tangible milestones. The Cabinet Member for Adult Social Care said she had met a lot of staff over the years, noting their commitment, and said the whole organisation, not only this staff, were corporate parents.

In response to these representations:
• The Chief Executive, Sean Harriss, emphasised that it was a significant priority for the Council, with the Council viewing this as an organisation-wide challenge which would need an appropriate organisation-wide response, requiring all the council’s collective support to make improvements over and above the series of recommendations in the long-term. Putting these in place as quickly as possible for those that need quick action, with the timescales spelt out in the PAP. This was to be a mixture of short-term, intermediate and longer-term (18-24 months) actions to embed improvement for the future. He noted that there was ongoing constructive dialogue with DfE, along with other external organisations (Morning Lane given as an example) to provide support, to scope out the next stage of the process, with their feedback so far indicative that the Council was responding appropriately. He noted that initial constructive dialogue with trade unions over issues of concern was pleasing and that it was important to recognise the reciprocal wish to work in partnership, but it was not possible to provide blanket guarantees to the aforementioned requests. However, the council’s agenda was not around job losses, but supporting staff, maintaining and building upon in-house service provision, with a need to regularly discuss the PAP with partners.
• The Deputy Leader (Policy) welcomed the constructive approach by trade unions and noted that the new chair of the LSCB was Paul Curran. The response so far had ranged from outsourcing to Bernardo’s (along newly-mandated statutory lines) to the longer-term (where action now would have no impact for months). The Member reiterated a need to carefully take stock, ensure stability, with no knee jerk response, over a long-term process, with key performance indicators (KPIs) to monitor and evaluate progress.

The Leader of the Council ended the discussion by reiterating that this was in the interests of young people, and formed a key priority for the Council.

RESOLVED:
1. To endorse the council’s response and the setting up of the Children’s Services Improvement Board.
2. To consider and challenge the progress of the Children’s Improvement Board on a quarterly basis (as a minimum) for the coming 18 months.
4. SHELTERED HOUSING SERVICE AND CHARGES
(Report 15/16-21) (Key decision)

The Cabinet Member for Adult Social Care introduced the report:
- The report represented a good example of co-production (September 2014 – May 2015) and extensive consultation, and formed an important element of the housing offer. The change in sheltered housing was necessary due to people living longer and with past formulas no longer adequately supporting people. This work provided support with no net costs to the Housing Revenue Account (HRA) and potential savings up to £496,000 to the General Fund. The consultation for a new service charge (agenda pack, paragraph 3.8) was not required and paragraph 3.8 no longer applied.

Officers and representatives made the following remarks:
- David Worrall, Lead Commissioner, noted the high level of engagement (49% of sheltered housing tenants) and the re-established of the Sheltered Housing Forum. The Forum was made up of representatives from each of the schemes, would meet quarterly, and had already committed to overdue improvements (new kitchens, walk-in showers, new windows). It was noted that work would cause disturbance to residents, with older residents especially affected, and was not always smooth, but overall tenants were content.
- The Forum would discuss future improvements and the survey had indicated that tenants were pleased to be involved in planning, such as with the development of the role of scheme manager for maintenance and repairs; and replacing the weekly support charge with a service charge payable with rent. The changes would allow Council to continue to provide housing for the future and to extra tenants.
- The two Co-Chairs of the Lambeth Sheltered Housing Tenants’ Forum, Joan Allen and David Wright, both noted that the Forum was pleased to be involved in planning, that tenants felt safer and more secure, and that there was an improved scheme for the future. Most tenants supported the service charge as it was easier to meet and fairer as everyone had to pay.

The Leader of the Council said that it was good to hear from residents and their input into the process, whilst enabling the Council to continue to provide this essential service.

Cabinet Members made the following comments:
- The Cabinet Member for Children and Families welcomed the proposal and was pleased it had come to fruition; the message had clearly gone out of Council support for sheltered housing, after opposition groups had suggested its neglect. It was also pleasing that residents were involved and that the Forum for Sheltered Tenants had been revived after being in disuse; with good ideas from discussion (such as handypersons so not every repair need be reported to the housing office).
• The Cabinet Member for Health and Wellbeing thanked residents and officers for their work. This was clearly the less traumatic part of proposals; but the creation of extra care was proceeding well and with one single set of support would enable people to lead healthy independent lives. Support for social housing was an integral pillar of the Council, but these signs were encouraging with much work yet to be done and improvements to be made.

• The Cabinet Member for Adult Social Care spoke highly of co-housing for communities, balancing independence and community-help, and was pleased with the proposals. The following work would be complex, but manageable, noting 269 Leigham Court being problematic as it was listed building.

**RESOLVED:**
1. That the outcome of the co-production exercise and the proposals for a revised sheltered housing service be agreed.
2. That the introduction of a sheltered housing service charge will replace the current support charge.

5. **ASPIRATIONAL LAMBETH FAMILIES PROGRAMME**
   (Report 15/16-23) (Key decision)

The Cabinet Member for Children and Families introduced the report:

• It was easy to overlook the better bits of children’s services (noting Ofsted’s complimentary comments on early help and intervention on page 24 of the agenda pack) following the recent Ofsted appraisal. There was a wide range of partners involved with the Aspirational Lambeth Families Project, but it had been highly successful with 1080 households turned around during Phase 1.

• This was a local-based approach to working with families; with dedicated workers to dedicated families, hands on, persistent support, and working on the family as a whole with a common purpose. It defined these families by involvement in crime or anti-social behaviour (ASB), truanting, having an adult on out-of-work benefits, or the public cost of responding to their problems. This was achieved by turning around fortunes by providing a path back to work, getting children back to school, cutting youth crime and ASB across the family, and giving young people a chance in life.

• Local authorities were paid on a payment-by-results (PbR) basis, and Lambeth had achieved a 100% turnaround during Phase 1, with Phase 2 commencing in 2015 and ending in 2020.

The report author highlighted the following from the report:

• In addition to the upfront attachment fees of £2,800,000, Lambeth received £1,200,000 back in PbR to re-invest in supporting families with complex needs. This outlined the high achievements against
other London and national authorities, as one of the highest performers in the UK, being much greater in Lambeth than across London and England as a whole. This achievement was acknowledged by the Department for Communities and Local Government (DCLG) selecting Lambeth to be early starter for Phase 2.

- The Troubled Families Outcome Plan demonstrated sustained and improved outcomes, detailed on page 145 of the agenda pack, as set out by the Aspirational Lambeth Families Implementation framework. This was developed in partnership with the 32 London boroughs via the London-wide Troubled Families Co-ordinators Group.

The Leader of the Council offered her thanks for the enthusiastic and good work of the Aspirational Families team.

Cabinet Members made the following comments:

- The Cabinet Member for Neighbourhoods praised the overall quality of work and the leadership network, but noted the reduction in grant for Phase 2 and enquired whether there were assurances of this great work continuing with this added pressure.

- The Cabinet Member for Health and Wellbeing extended his congratulations on successful partnership working, especially within mental health; asking whether families in Phase 2 were in Phase 1, as the 100% figure seemed incredible.

- The Cabinet Member for Environment and Sustainability commended the work and officers on troubled families, stating that it was vital to intervene at the earliest opportunity to stop history repeating. Finding employment was vital and it was good to see its inclusion. She enquired how councillors might be able to go about putting families into contact to receive help.

- The Cabinet Member for Adult Social Care observed that investment for people at an early stage makes a decisive impact, especially with a whole family approach. Questions over initial high levels of expenditure for commissioning the work and outsourcing among partners were raised.

- The Deputy Leader (Finance and Investment) also praised the work, especially with the London-wide Troubled Families co-ordinating group and asked whether aspects of this body could work as a whole across London or spread over other services.

In response to questions, the report author stated that:

- The reduction in grant between the first and second phases was significant, but much would be recouped through PbR; with the commissioning strategy developed to sustain and enable continued partnership work. Officers were aware of the lower funding, so were looking across all services to help (whether commissioning other services or through external groups), but it was necessary to undertake the work to get the money.

- There were no families overlapping Phase 1 and Phase 2, as it was not possible to work with families worked with or claimed for previously.
There was an internal auditing process, a Lambeth data analyst, and regular spot checks undertaken by DCLG to avoid claiming twice; so the 100% figure was accurate.

- Referral onto the programme was through a pre-determined list or by professional referral, and was a very strict two way process, so that auditors are satisfied that they are sure this is done legitimately.
- The London-wide Troubled Families Co-ordinators Group was supported by London councils, with dedicated officers leading on gathering national momentum, analysing what works and feeding into wider work. There was data sharing from police, to the establishment of a sole lead on data for the programme and how this is shared. It was not possible to underestimate the highly-intensive work to gather data, process and put in returns, so it was not possible to spread across services at this time, but officers stated that future reviews would occur; although this was already a concentrated multi-agency approach to deliver good results.

**RESOLVED:**
That the implementation framework for Phase 2 of the Lambeth Troubled Families Outcome Plan be endorsed.

6. **INVESTMENT AND OPPORTUNITY STRATEGY**

(Report 15/16-22) (Key decision)

The Cabinet Member for Jobs and Growth introduced the report:

- Vulnerable residents were not able to cope with cuts from central government and this evidence-based strategy had agreed priorities with residents and partners, with the latter to help delivery. The main thrusts were to deliver a number of jobs with high wages, giving people access to skills making residents competitive, and bringing money into borough; whilst ensuring that it was equitably spread.

The Cabinet heard the following representations:

- Devon Thomas, Director Lambeth Business Advisory/The Co-Op Centre, praised the report for focusing on local people who defined what was required, as increasingly councillors cannot be initiators, but had an important role to help generate business and support. He noted that expertise and innovation were present in the borough, but needed to be invested back into local people, tapping into that pool. From his current work with the Afro-Caribbean community, he noted that it was often hard to finance assets with low wages and high rents; creating a map of financial economic assets might be beneficial to the strategy’s continued success.

- Mark Silverman, Principal of Lambeth College, offered his thanks for the report and noted that the Council and Lambeth College shared priorities and agenda to help local people for job opportunities and was delighted to support, endorse and align during this time of austerity. He noted that the adult skills budget had been further hit by central
government spending cuts and this strategy would help local people access opportunities, with 25,000 new jobs to be created locally, so that they can benefit the community, with Lambeth’s prominent micro-businesses given the chance to grow. He was pleased that the curriculum identification tallies with that of the Council; centring on construction, technology, science, coding, and hospitality/catering – skills necessary for the future. The strategy would also help access to apprenticeships, higher level skills, and working with employers for young persons to get them in the right career path or by offering guidance. It presented a massive opportunity, but an equally massive challenge to work together with limited resources to make Lambeth an attractive place to live and work.

The Leader of the Council thanked the speakers and reiterated that the Council was not blind to Lambeth’s huge potential and assets.

Cabinet Members made the following comments:

- The Deputy Leader (Finance and Investment) noted the report showed that Lambeth was able to punch above its weight, would help reduce long-term unemployment, and praised the inclusion of the Child Poverty Act 2010 requirements.
- The Cabinet Member for Adult Social Care was pleased with the succinct strategy, promoting investment and opportunities from private sector and European partners. Smalls and Medium-sized Enterprises (SMEs) and local businesses would benefit, and although mentoring and free market were important, business itself was key to success. The importance of using Council funding was noted, but queried whether the use of 25% of the Community Infrastructure Levy represented good practice and asked for a comparison with other local authorities. Lambeth’s close-knit business community would need to be promoted and local procurement worked on – with an increase in funding under the £100,000 level. She was pleased how colleges could work towards the scheme and noted that local care would minimise care costs (citing lower travel costs when providing care within local community as one example); and recommended special programmes for the group of people with disabilities outside the benefit system.

In response to comments, officers stated that:

- They were very conscious of need to promote local business across large and small procurement contracts, with facilities (e.g. South London Procurement database) working with them, but would need to be extended further. This would include working with bids through the forum and also communicating this to the community. Enabling employment for people with needs was high on the agenda and would be taken forward with the commissioning cluster and aligning programs within mental health and special educational needs, which would also access outside funding. They were bringing commissioners and local providers together to help design local partnership bids and provide
training, but this would need the right, locally-based staff and joint community working to succeed.

- The Cabinet Member for Jobs and Growth offered his thanks and commented that the huge range of the borough made it very wealthy in terms of assets; noting that this was just strategy, the focus should now be to deliver.

The Leader of the Council thanked partners, officers, and others in producing the report and remarked that the task now was on delivering.

**RESOLVED:**
1. That the Investment and Opportunity Strategy be approved;
2. That the review of the Local Plan reflects the commitments to employment growth and the priorities in the strategy;
3. That the strategy informs the allocation of resources from Council revenue and capital budgets, including Section 106 and the Community Infrastructure Levy, in relation to employment, enterprise, skills and regeneration activities; and,
4. That the Council will work collaboratively with our communities and partners in delivering our priorities and achieving economic growth that benefits Lambeth’s residents and businesses.

The meeting ended at 8.15 pm

**CHAIR**
CABINET
Monday 13 July 2015

Date of Despatch: Friday 12 June 2015
Call-in Date: Friday 19 June 2015
Contact for Enquiries: David Rose
Tel: 020 7926 1037
Fax: (020) 7926 2361
E-mail: drose@lambeth.gov.uk
Web: www.lambeth.gov.uk
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Report summary

In the recent OFSTED inspection Lambeth’s children’s services and Local Safeguarding Childrens Board (LSCB) were found to be inadequate. We are committed to making the rapid improvements required to secure good outcomes for our children and young people. This report presents our Priority Action Plan for Children’s Services and the LSCB.

The Priority Action Plan is a working and draft document which is at very early stages. We expect to review and update it following input from the Children’s Services Improvement Board, Morning Lane (our DfE-appointed consultants) and DfE, OFSTED, the LSCB, overview and scrutiny committee and our unions among others.

As currently drafted the Priority Action Plan (PAP) focuses on the immediate activity that is underway or planned which relates to OFSTED’s recommendations. This means that at this stage the PAP is largely focused on process and relatively straightforward managerial improvements. However, further work is needed to assess whether activities will be sufficient to address the recommendations, to sharpen the outcome measures and to consider some of the longer term and more complex, systemic issues. It will also need to be updated to reflect the findings of the three month diagnostic which will be undertaken by DfE and concluded in the early autumn. Following the Morning Lane Associates and other diagnostic processes a revised PAP will be brought to Cabinet in October/November 2015.
Finance summary
The 2015/16 budget agreed in December 2014 was based on Children’s social care delivering savings through a restructure of the team in 2015/16. This restructure is on hold pending the three month diagnostic being undertaken by Morning Lane. This means that Children’s Social Care will be over-budget during this financial year. The detailed implications of this will be set out in the July Finance review to Cabinet. Other changes which are proposed through the Priority Action Plan are expected to be delivered within existing budgets (including changes to operational activities, data management processes and social care practice). Any changes that do have financial implications will be brought back to Cabinet for decision before they are implemented.

Recommendations
That Cabinet:

(1) Review the Priority Action Plan and provide feedback on whether the actions are sufficient to address the recommendations; and

(2) Agree the current version of the Priority Action Plan as a working document in response to OFSTED’s recommendations and that it will be signed off by the DCS, chief executive and lead member and submitted to OFSTED as Lambeth’s interim plan in August.

1. Context
1.1 The OFSTED inspectorate identified two areas as requiring improvement within the Children’s Services inspection. These were: children who need help and protection and experiences and progress of care leavers. Three areas were found to be inadequate: children looked after and achieving permanence; adoption performance and leadership, management and governance. This led to an overall judgement that Lambeth’s children’s services are inadequate. The LSCB was also found to be inadequate.

1.2 It is worth noting that OFSTED recognised that the council and LSCB identified some of these issues and in some cases actions were already being taken at the time of the inspection to turn things around. However, OFSTED concluded that it was too early for the inspectors to be assured that changes were embedded and that the issues had been addressed. OFSTED also identified areas where it felt the council and its partners were doing well – particularly in relation to the good work we are doing on early help and protection, education, school inclusion and the Virtual School’s education outcomes. OFSTED were also positive about the multi-agency safeguarding hub and first response service work.

1.3 The Chief Executive and Director of Children’s Services met with the Department of Education on June 8 2015. At this meeting the DfE explained its new improvement support process, which applies to all boroughs where an inadequate judgement has been concluded. As part of this process the DfE assigns an improvement partner – our improvement partner is Morning Lane Consultancy. The first part of the process is that Morning Lane will undertake a diagnostic of Children’s Services including its capacity,
leadership and governance. The diagnostic will take three months and is expected to conclude in September 2015.

2. **Proposal and Reasons**

2.1 OFSTED made 22 recommendations relating to Children’s Services and 14 in relation to the Lambeth Safeguarding Children’s Board which included priority areas in need of immediate action.

2.2 Since the inspection fieldwork the Chief Executive and Director of Children’s Services have met with looked after children, staff and councillors to share the OFSTED findings, explain our response, and to seek to understand the key issues from their perspective. **Ongoing engagement mechanisms** to ensure children’s voice and staff perspectives are central to the improvement journey are being established and the first children’s services staff engagement session took place on 6 July 2015.

2.3 The **Children’s Services Improvement Board** has been established. The board draws on a range of partners from schools, health, the LSCB, police and external challenge. It is chaired by the chief executive and has met twice. In these meetings the CSIB has reflected on the key issues highlighted by OFSTED and considered future vision for children’s services, and governance to ensure that the programme of improvement can be swiftly delivered.

2.4 Lambeth council has been **proactive in seeking external support** and challenge. On June 19 the council met with the LGA, Morning Lane, DFE and OFSTED to reflect on the underlying issues related to OFSTED’s recommendations and to coordinate the external offers of support we have received.

2.5 The **Priority Action Plan** (attached appendix one) provides more detail on the progress that has been made to address OFSTED’s recommendations. The Priority Action Plan is a working and draft document which is at very early stages. We expect to review and update it following input from the Children’s Services Improvement Board, Morning Lane and DfE, OFSTED, the LSCB, overview and scrutiny committee and our unions among others. The version of the Priority Action Plan which is appended will be submitted to OFSTED formally as our interim plan in August.

2.6 As currently drafted it draws out all the activity that is underway or planned which relates to OFSTED’s recommendations. Our immediate focus has been to address **practical and process issues** which are relatively easy to resolve. However, further work is needed to incorporate the insight from Morning Lane’s diagnostic, to assess whether the activity will be sufficient to address OFSTED’s recommendations, to sharpen the outcome measures and to consider some of the **longer term and more complex and systemic issues**. Following the Morning Lane and other diagnostic processes a revised PAP will be brought to Cabinet in October/November 2015.
Priority actions

Missing from care

2.7 We have introduced a number of processes as described below. Already these are starting to have an impact in that we are better able to track and respond to children who go missing from care. We expect to be able to audit these later in the year so that we have clear evidence that return home interviews are not only being conducted but that they are considering CSE risk and making a difference to the outcomes for children and young people.

- We have reviewed our Missing from Care and CSE policies and we are in the process of rolling out training and briefings associated with this
- We have introduced a weekly tracker which is manually produced and allows us to track numbers missing, numbers who have received a return home interview within timescales, repeat missing episodes. This is reported to the Director of Children’s Social Care on a weekly basis.
- We have introduced a monthly tracker which is reporting to the chief executive, CFSP and directors, and is reported quarterly to the LSCB chair
- We are changing the functionality within the Framework IT system so that we will be able to automatically produce these reports and track progress on children missing from care in the future
- We have appointed Barnado’s to undertake return home interviews on our behalf
- We have set up a monthly multi-agency risk monitoring panel which considers risks to CYP associated with them going missing including potential CSE risk
- We have introduced a CSE risk matrix which is applied to all open cases within Children’s Social care where the child is aged 10+ years so that CSE risk is considered for all children, not just those missing from care
- Children who go missing from home (including those not known to Children’s Social Care) are screened daily through the MASH. Children who go missing more than twice in a 90 day period automatically receive a CAF assessment.

Performance

2.8 Performance is a key strategic area for us to address. Without accurate performance data our managers, leadership, members and partners will be unable to meaningfully hold us to account. At this stage we have:

- Developed a monthly performance tracker that shows baseline performance against targets and benchmarks which is considered by the DCS and management group
- Developed a quarterly KPI dashboard with key targets which will be presented to Cabinet, Overview and Scrutiny, Corporate Parenting Board, LSCB, health and wellbeing board
- Put in place fortnightly performance clinics where trends in key performance indicators are investigated by children’s social care managers and escalated as appropriate
- Appointed a corporate head of performance, and interim dedicated performance capacity for children’s services.
2.9 Longer term we are starting to develop proposals that will allow social workers and managers to run automatic performance reports supported by an integrated corporate performance team

Adoption

2.10 Since the inspection we have:
- Developed an improved fostering offer and agreed a marketing strategy so that more children can be placed locally. This will be agreed at cabinet in July and rolled out over the summer
- Supported foster to adopt placements
- Ensured the right children are included within our adoption scorecard and we have set clear targets for adoption through the monthly performance tracker
- Introduced a robust tracking system for children on care plans to review all cases at 6 and 12 months through regular tracking meetings with the Head of Service. The intention is that children for whom adoption may be a good route to permanency will be identified and progressed much earlier.
- Drafted a sufficiency statement which assesses the sufficiency of placements

2.11 Longer term we are developing an overarching adoption strategy and action plan which brings together all these strands and is formally endorsed by Cabinet. We anticipate that this will be agreed by the winter.

Training and development

2.12 We have scoped an initial training and development programme. Back to basics briefings are underway and dates are being finalised for other key sessions:
- **Initial Back to Basic briefings:**
  Commencing on the 22 May 2015 and scheduled to run through to 13 July 2015 is a series of Initial ‘Back to Basic’ briefings with all front line staff and managers. The purpose of this training is to support staff and managers in understanding the systems, processes, procedures and tools that support them in discharging their day to day duties.

- **British Association of Adoption and Fostering (BAAF) training:**
  External training will be provided in July to approximately 60 front line social workers (priority will be permanent staff and agency workers requesting absorption) topics will cover:
  - Child Development
  - Attachment and Permanence Planning
  This training will support social workers in developing a greater understanding of the importance of these two issues and how this informs their decision making when considering best interest for a child/young person.

2.13 **LSCB**
- We have appointed an experienced interim LSCB chair, Paul Curran
- We are working with him to prepare the LSCB elements of our priority action plan
- We expect to go to recruitment for a permanent chair following the summer break
- He has four core areas of focus:
  - Ensuring the board has suitable and accurate multi-agency performance information.
  - Implementing a multi-agency audit programme.
  - Completing a review of the boards business unit structure and location
  - Agreeing a business plan for the remainder of 15/16, ensuring this supports the overall Lambeth improvement plan and publishing the 14/15 Annual Report

3. **Finance**

3.1 The 2015/16 budget agreed in December 2014 was based on Children’s social care delivering savings through a restructure of the team in 2015/16. This restructure is on hold pending the three month diagnostic being undertaken by Morning Lane. This means that Children’s Social Care will be over-budget during this financial year. The detailed implications of this will be set out in the July Finance review to Cabinet. Other changes which are proposed through the Priority Action Plan are expected to be delivered within existing budgets (including changes to operational activities, data management processes and social care practice). Any changes that do have financial implications will be brought back to Cabinet for decision before they are implemented.

4. **Legal and Democracy**

4.1 This proposed key decision was entered in the Forward Plan on 04 June 2015 and the necessary 28 clear days’ notice has been given. In addition, the Council’s Constitution requires the report to be published on the website for five clear days before the proposed decision is approved by the Cabinet Member. Any representations received during this period must be considered by the decision-maker before the decision is taken. A further period of five clear days - the call-in period – must then elapse before the decision is enacted. If the decision is called-in during this period, it cannot be enacted until the call-in has been considered and resolved.

4.2 The Education and Inspections Act 2006 requires the Council to prepare and publish a written statement of action they intend to take in response to an inspection report within 70 working days and to send it to recipients specified by regulation.

5. **Consultation and co-production**

5.1 It is important that the council continues to involve a wide range of people. This will ensure that the Priority Action Plan offers a holistic, sustainable response with meaningful actions able to deliver better practices and better outcomes for children and young people in Lambeth. Consultation with stakeholders has begun. The Chief Executive and Director of Children’s Services have met with looked after children (ongoing), staff and councillors to share the OFSTED findings, explain our response and to seek to understand the key issues from their perspective.

5.2 We are currently setting up ongoing engagement mechanisms to ensure children’s voices and staff perspectives are central to the improvement journey. In July the first in the series of quarterly Children’s Services staff conferences will take place. Staff will
receive regular updates on improvement activities at these events and the opportunity to
shape the changes needed to move the transformational work forward. They will also
provide leadership with opportunity to gauge how the service is responding and capture
issues that may impede progress. The Children's Services Improvement Board will also
be given an opportunity to hear from young people and and frontline staff across the
partnership to establish whether the actions are having the right impact.

6. Risk management

6.1 There is a risk that the actions developed within the PAP are deemed inadequate,
unsustainable or not the right actions to deliver the changes needed. The council is
receiving support from OFSTED inspectors who conducted the initial assessment,
Morning Lane, and the LGA and will be able to tailor actions to address the specific
areas of weaknesses they identify.

6.2 There is a risk that the leadership may be inundated with multiple recommendations
emerging from experts on ways forward, and fail to deliver solutions that work for
Lambeth. This will be mitigated by a period of careful yet decisive reflection between
council and political leadership to ensure that direction chosen aligns with Lambeth, its
vision and ambitions for children and young people.

6.3 There is a risk that actions within the Improvement Plan are not actioned in accordance
with the prescribed deadlines set out by the DfE; and they do not deliver the
demonstrable change/outcomes needed to satisfy their requirements resulting in
imposition of special measures. The action plan will be programme managed and there
is high level commitment from Board members who have been drawn from within the
council and across the partnership.

6.4 There is a risk that the Children's Services Improvement Board lacks the authority to
drive necessary changes. The Board has made itself accountable to Cabinet, Overview
and Scrutiny, Corporate Parenting Board and other partnership governance functions. All
members hold strategic positions and are able to delegate and mobilise resources to
expedite outcomes. The role of lead member has been strengthened.

6.5 There is a risk that the judgement and need for remedial action may exacerbate existing
issues, negatively affect motivation and morale amongst staff causing essential staff
leaving thus impacting on the council’s capacity affect the change/improvement. Senior
leadership will host a series of briefings to encourage staff and there will be a specific
focus on recruitment and retention, training, staff relations, culture and morale through
the Priority Action Plan.

6.6 There is risk that staff may reject proposals and impede progress. Where blockages are
established the council has developed a governance structure with the capacity to
communicate, escalate and resolve issues. The inclusion of trade unions through regular
formal and informal meetings; the development of a Practitioner Board (which will sit
underneath the Children’s Services Improvement Board), alongside the quarterly staff
conference will assist in fostering ownership of the action in addition to flagging up any
issues that need to be addressed. It will demonstrate to staff the importance and centrality of their voices and their pivotal contribution in this improvement journey.

7. **Equalities impact assessment**
   7.1 An equalities impact assessment has not been undertaken on the Priority Action Plan. An EIA will be undertaken to align with the timelines for the Morning Lane diagnostic (September 2015) and will set out the issues within the PAP as they relate to particular protected characteristics and the specific mitigations which are being put in place.

8. **Community safety**
   8.1 As a result of delivering the Priority Action Plan Lambeth’s children will remain protected from risk of harm. Specifically, by improving the effectiveness of the Local Safeguarding Children’s Board, improving child protection planning and improving how the organisation collects and uses data especially in respect of child sexual exploitation.

9. **Organisational implications**
   
   **Staffing and accommodation**
   9.1 There will be staffing implications as we reduce reliance on agency workers, any restructures will go through appropriate processes and consultation with unions.

   **Health**
   9.2 As a result of delivering the Priority Action Plan the health outcomes for Lambeth’s children should improve.

10. **Timetable for implementation**
    10.1 The draft Priority Action Plan includes detailed timelines for delivery.
### Audit trail

#### Consultation

<table>
<thead>
<tr>
<th>Name/Position</th>
<th>Position</th>
<th>Date Sent</th>
<th>Date Received</th>
<th>Comments in para:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sue Foster</td>
<td>Strategic Director, Delivery</td>
<td>16.06.2015</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cath Knowles</td>
<td>Director Children’s Social Care, Delivery</td>
<td>16.06.2015</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sean Harriss</td>
<td>Chief Executive</td>
<td>16.06.2015</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rebecca Eligon</td>
<td>Head of Policy, Partnerships and Equalities</td>
<td>09.06.2015</td>
<td>13.06.2015</td>
<td>Throughout</td>
</tr>
<tr>
<td>Martin Crump</td>
<td>Enabling: Integrated Support – Financial Planning &amp; Management</td>
<td>15.06.2015</td>
<td>22.06.15</td>
<td>3</td>
</tr>
<tr>
<td>Legal Services</td>
<td>Enabling: Integrated Support</td>
<td>15.06.2015</td>
<td>19.06.2015</td>
<td></td>
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<tr>
<td>David Rose Democratic Services</td>
<td>Enabling: Corporate Affairs</td>
<td>15.06.2015</td>
<td>16.06.15</td>
<td>Throughout</td>
</tr>
<tr>
<td>Councillor Imogen Walker</td>
<td>Deputy Leader:</td>
<td>16.06.2015</td>
<td>24.6.15</td>
<td></td>
</tr>
</tbody>
</table>

#### Report history

- **Original discussion with Cabinet Member**: 22.04.15
- **Report deadline**: 01.07.15
- **Date final report sent**: 25.06.15
- **Report no.**: 34/15-16
- **Part II Exempt from Disclosure/confidential accompanying report?**: No
- **Key decision report**: Yes
- **Date first appeared on forward plan**: 04.06.2015
- **Key decision reasons**: Meets community impact test
- **Background information**: OFSTED report into Lambeth children’s services and LSCB
- **Appendices**: Draft Priority Action Plan
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Lambeth Children's Services Improvement Board- Priority Action Plan

RAG Table

<table>
<thead>
<tr>
<th>Color</th>
<th>Description</th>
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</thead>
<tbody>
<tr>
<td><strong>RED</strong></td>
<td>Activity not delivered or serious risks to activity being delivered or timescale slipped</td>
</tr>
<tr>
<td><strong>AMBER</strong></td>
<td>Activity on track for delivery within timescales but not yet completed - on target</td>
</tr>
<tr>
<td><strong>GREEN</strong></td>
<td>Activity delivered</td>
</tr>
<tr>
<td><strong>GREY</strong></td>
<td>Activity not yet started</td>
</tr>
<tr>
<td><strong>BLUE</strong></td>
<td>Activities delivered and inspection recommendation addressed (PAP sections can only be rated blue on minuted endorsement from CSIB)</td>
</tr>
</tbody>
</table>

**HOW PROGRESS WILL BE TRACKED:** The Children’s Service’s Improvement Board’s role is to challenge and endorse the RAG rating. Through July-October 2015 they will consider the activity against each of the recommendations to decide whether they are sufficient to address the recommendation. Once they have agreed the activity, they will then track progress. Only when there is evidence that all actions have been delivered and the CSIB agrees there is evidence that the recommendation has been addressed will the actions be rated blue.

**IMPORTANT NOTES, CAVEATS: June 12 2015**

As of June 12 2015 this Priority Action Plan represents a good summary of the immediate actions that Lambeth council, its LSCB and partners are taking and planning in response to the May 2015 OFSTED report. As such, at this stage there is a particular focus on the **process and technical improvements** that need to be made. More **systemic and cultural change** is still at scoping stages. It should be noted that this is a working and draft document and therefore it will be under constant development. It has not yet been shared or challenged meaningfully through the Children’s Services Improvement Board or LSCB. Further work is needed to sharpen the outcome measures and to assess whether the actions will be sufficient to address the OFSTED recommendations and to reflect on the insight from Morning Lane’s diagnostic. We anticipate a more comprehensive Priority Action Plan will be drafted following the conclusion of the 3 month Morning Lane diagnostic in September 2015.

<table>
<thead>
<tr>
<th>Inspection recommendation</th>
<th>Activity No</th>
<th>Activity</th>
<th>Desired outcome</th>
<th>Due Date</th>
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<th>Delivery status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cross-organisational</td>
<td>COL1</td>
<td>Reshaping of children’s social care. This includes: joining up commissioning and delivery functions and addressing the span of control of the Strategic Director and DCS; bringing together early help and children’s social care; reducing management layers within children’s social care</td>
<td>To ensure clear line of sight, better integration of services and appropriate span of control for managers</td>
<td>Mar-16</td>
<td>Sean Harriss</td>
<td>Restructure is undertaken which implements a new operating model for Children’s Services and facilitates better outcomes for children in Lambeth which are documented and acknowledged</td>
<td>Business case under development. Early help to be brought into children’s social care in mid June</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td></td>
<td>COL2</td>
<td>Ongoing staff engagement. This includes quarterly staff conference, management forums, regular emails and open door sessions with DCS and director children’s social care, regular dialogue with unions</td>
<td>Staff are informed and involved in improvements to children’s social care</td>
<td>Mar-16</td>
<td>Sue Foster/Cath Knowles</td>
<td>Staff % that think change is well managed. Satisfaction figures from social workers. Evidence based improvements in outcomes for children in Lambeth.</td>
<td>Face to face briefings held with all staff prior to OFSTED report publication, quarterly conference scheduled for July, children’s services as a standing item for discussion with unions</td>
<td>25/06/15</td>
<td>AMBER</td>
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<tr>
<td></td>
<td>COL3</td>
<td>Ongoing engagement with young people including looked after children. This includes conversations with the Children in Care Council, exploring a quarterly CLA conference, reach for the stars awards</td>
<td>Children are informed and involved in improvements to children’s social care</td>
<td>Mar-16</td>
<td>Sue Foster/Cath Knowles</td>
<td>Evidence is collected and recorded demonstrating that children and young people are being engaged in the process.</td>
<td>DCS met with children in care council following OFSTED report, quarterly conference being scoped, likely to be in October</td>
<td>25/06/15</td>
<td>AMBER</td>
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### Lambeth Children's Services Improvement Board- Priority Action Plan

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<tbody>
<tr>
<td>COL4</td>
<td>Establish a Children's Services Improvement Board</td>
<td>Board significantly challenges Lambeth to make the rapid improvement journey required</td>
<td>May-15 then monthly</td>
<td>Sean Harriss</td>
<td>Minutes of CSIB demonstrate sufficient challenge by partners and that improvement to Children's Services is on track and in line with new working model, policies and service expectations</td>
<td>CSIB has been established, subject to input from DfE. IT met twice and July meeting to focus on draft PAP</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
</tbody>
</table>

| COL5                                   | Reassess Lambeth's vision for children and young people | There is a clear long term vision which all partners are signed up to | Sep-15 | Sue Foster | LSCB, CSIB and Children and Families Strategic Partnership agree to a new vision which is jointly developed, owned and delivered by all partners. | Initial conversation on vision at June CSIB, further work required | 25/06/15 | AMBER |

### Priority and Immediate Action

1. Ensure that all young people who go missing from home and care are promptly and appropriately seen on their return, and that info is used to reduce risk, including risk of CSE, to them and other young people

| PIA1 | To review Missing and CSE policy. Policy outlines procedures relating to PIA3-PIA10. | Council and partners reduce risk (including CSE risk) to children associated with going missing from care. | May-15 | Sandra Cornwall | Policy is published | Complete | 02/06/15 | GREEN |

<p>| PIA2 | Relaunch Missing and CSE policy and new framework process (PIA7) through Staff briefings and training | Staff across partnership understand the policy and how to use Framework to record missing from care episodes | Jul-15 | Sandra Cornwall | Briefings and training delivered. | Training and briefings are being delivered which cover 1. how to refer to Barnado's (delivered in March) 2. How to follow new process on Framework and 3. How to extract performance report April 4. CSE risk matrix (scheduled for July onwards) | 02/06/15 | AMBER |</p>
<table>
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<tr>
<td>PIA3</td>
<td></td>
<td>Weekly tracker of children who go missing from care is developed. Weekly tracker includes numbers missing, numbers who have received a return interview in accordance with statutory guidance, numbers where it is a repeat missing episode. Weekly tracker considered by HoS and Director of Children's Social care, DCS and Lead Member. Monthly reporting of CSE and missing from care data extracted as management information and reported to CFMT, Directors meeting, Chief executive. Quarterly data reported to LSCB chair.</td>
<td>Good understanding of trends and performance management</td>
<td>Dec-14 then weekly</td>
<td>Sandra Cornwall</td>
<td>Weekly and monthly tracker in place. Evidence that management action has been taken in relation to any trends. Evidence that tracker is delivering a more responsive service and reducing the number of children potentially at risk.</td>
<td>Weekly and monthly tracker are in place. Evidence of management use of this required</td>
<td>25/06/15</td>
<td>AMBER</td>
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<tr>
<td>PIA4</td>
<td></td>
<td>Multi-agency Risk Monitoring Panel set up which considers risk to children and young people, associated with them going missing including potential CSE risk</td>
<td>Collaborative working across the partnership reduces CSE and missing from care risks</td>
<td>May-15</td>
<td>Sandra Cornwall</td>
<td>Audit of minutes of multi-agency risk monitoring panel to show evidence based impact of multi-agency panel</td>
<td>Multi-agency risk monitoring is in place and has met once and will meet monthly</td>
<td>05/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>PIA5</td>
<td></td>
<td>CSE risk matrix developed in relation to all open cases held within CSC where the child is 10+ years</td>
<td>To routinely screen children who may be vulnerable to CSE</td>
<td>Dec-14</td>
<td>Sandra Cornwall</td>
<td>Risk matrix developed</td>
<td>The risk matrix has been developed</td>
<td>02/06/15</td>
<td>GREEN</td>
</tr>
<tr>
<td>PIA6</td>
<td></td>
<td>CSE risk matrix is applied consistently in relation to all 10+ years</td>
<td>CSE risk considered for all children 10+ years in CSC, not just those missing from care</td>
<td>Sep-15</td>
<td>Sandra Cornwall</td>
<td>Audit of application of CSE matrix to all children known to CSC who are 10+ years and CSE subgroup will consider (?)</td>
<td>02/06/15</td>
<td>AMBER</td>
<td></td>
</tr>
<tr>
<td>PIA7</td>
<td></td>
<td>Barnado’s commissioned to undertake all return home interviews. These interviews to be conducted in line with statutory timelines and to cover CSE risk.</td>
<td>Interviews conducted independently and within stat timelines to good standard</td>
<td>Mar-15</td>
<td>Sandra Cornwall</td>
<td>Performance data from Barnado’s through contract management to assess quality of Barnado’s interviews</td>
<td>Barnado’s has been contracted, and staff have been briefed on how to refer to them. Performance data will be available next quarter</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>PIA8</td>
<td></td>
<td>Process is in place so that children missing from home (including those not known to CSC) are routinely screened via the MASH (daily). Children who go missing more than twice in a 90 day period automatically receive a Children and Family Assessment (CAF)</td>
<td>Risk (including CSE) considered for all children missing from home (not just those known to CSC)</td>
<td>Dec-14</td>
<td>Bob Bilby</td>
<td>Links to PIA9</td>
<td>Process in place.</td>
<td>25/06/15</td>
<td>GREEN</td>
</tr>
<tr>
<td>Inspection recommendation</td>
<td>Activity No</td>
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<td></td>
<td>PIA9</td>
<td>Audit of PIA8 to see whether process is being followed and impact of process</td>
<td>Risk (including CSE) considered for all children missing from home (not just those known to CSC)</td>
<td>Sep-15</td>
<td>Cath Knowles</td>
<td>QA audit of First Response team to identify how well practice is followed. Documented evidence of findings and changes made to process as relevant to ensure improved outcomes.</td>
<td>Audit to be scheduled</td>
<td>25/06/15</td>
<td>AMBER</td>
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<tr>
<td></td>
<td>PIA10</td>
<td>Framework IT system developed so that missing and CSE workflow and episodes can be accurately recorded</td>
<td>Good understanding of trends and performance management</td>
<td>Jul-15</td>
<td>Sandra Cornwall</td>
<td>Framework system updated and used efficiently by teams to record information and track workflow accurately</td>
<td>System under test environment and we expect to roll out in July. This will replace the manual weekly tracker PIA3</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td></td>
<td>PIA11</td>
<td>Monthly performance tracker developed that can a) Show current baseline performance of key indicators. b) Compare performance with local and national performance data. c) Provide evidence of progress towards improvement targets. d) Identify trends within ward areas to inform service delivery. Tracker scrutinised as described at PIA14 and PIA15 and available to all staff online</td>
<td>Improved understanding of baseline performance. Managers and staff at all levels have performance indicators against targets and benchmarks to understand current performance and can demonstrate evidence of improvements.</td>
<td>Jun-15 and monthly</td>
<td>Sharmaine Lawrence/Tim Weetman</td>
<td>Evidence that the Framework system has been updated, is being used efficiently by teams and that managers and members are acting on issues highlighted by performance data produced.</td>
<td>A new corporate head of performance is now in post. A dedicated children’s social care performance officer is in post. The head of performance has contacted/visited authorities who excel at children’s performance management and based on this a revamped scorecard is being developed</td>
<td>25/06/15</td>
<td>AMBER</td>
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<tr>
<td></td>
<td>PIA12</td>
<td>An integrated performance management team is established corporately to support Children’s Services which includes CSC, adults, Early Help/Troubled Families and Education including Virtual school.</td>
<td>To ensure a whole children’s approach is taken</td>
<td>Mar-16</td>
<td>Sue Foster</td>
<td>Integrated performance team in place</td>
<td>Head of Performance is developing business case for integrated support function, performance officer employed. Head of performance has identified need for further 2 officers in short term to progress work. Funding for this needs to be investigated by DCS and CE</td>
<td>02/06/15</td>
<td>RED</td>
</tr>
<tr>
<td></td>
<td>PIA13</td>
<td>System to enable real time performance management data to be extracted</td>
<td>To ensure an accurate and up to date picture is available</td>
<td>Mar-16</td>
<td>Sue Foster</td>
<td>Relevant and real time reports generated by the Framework system</td>
<td></td>
<td>25/06/15</td>
<td>RED</td>
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</table>

2. Ensure that accurate data and performance management info is collected, collated and analysed, and that it is used by managers, staff and elected members to evaluate and improve the quality of services to vulnerable children and young people
<table>
<thead>
<tr>
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<tr>
<td>PIA14</td>
<td></td>
<td>Quarterly KPI dashboard with targets is presented to key forums namely, improvement board, LSCB, health and Wellbeing, Corporate Parenting, Overview and Scrutiny, CMT, Cabinet</td>
<td>To ensure senior managers, HoS and managers have opportunity to interrogate and act on performance data</td>
<td>Jul-15 then quarterly</td>
<td>Sue Foster</td>
<td>Evidence that the Framework system has been updated, is being used efficiently by teams and that managers and members are acting on issues highlighted by performance data produced.</td>
<td>Dashboard has been drafted and agreed at CMT in June. To be agreed with improvement board and LSCB.</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>PIA15</td>
<td></td>
<td>Quarterly reporting to Overview and Scrutiny, and Cabinet on progress in making improvements to Children’s Services</td>
<td>To ensure members can hold organisation to account on children’s services improvements</td>
<td>Jul-15 then quarterly</td>
<td>Sue Foster</td>
<td>Minutes from quarterly O&amp;S and cabinet reports demonstrate sufficient scrutiny and challenge</td>
<td>First cabinet report in June 2015 which outlined process for improvements, Draft Priority Action Plan going to Cabinet and O&amp;S in July and then quarterly</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>PIA16</td>
<td></td>
<td>Fortnightly performance management clinics established with front line managers and HoS. This covers compliance with procedures and investigation of any upward or downward trends (benchmarking against national and statistical neighbours).</td>
<td>To ensure managers are clear about their responsibilities for quality assurance and performance management and to allow managers and HoS to explore performance issues on a regular basis</td>
<td>Dec-15</td>
<td>Sharmaine Lawrence/Lisa Humphreys</td>
<td>Action log evidencing that managers are investigating performance issues, acting upon findings and their outcomes</td>
<td>Performance clinics in place which investigate upward and downward trends. Action logs need to be put in place</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>PIA17</td>
<td></td>
<td>Adoption strategy and action plan with clear targets developed (actions incorporated include PIA18-PIA26)</td>
<td>To ensure there is a clear strategic approach to adoption</td>
<td>Oct-15</td>
<td>Julie Lewis/Lisa Humphreys</td>
<td>Adoption strategy and action plan formally endorsed</td>
<td>Goes to CMT in July, Corporate parenting September, Cabinet October</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>PIA18</td>
<td></td>
<td>Recruitment and marketing strategy for adoptive families and fostering developed based on projected need with clear targets to meet demand of CLA requiring adoption and fostering. Strategy to outline activities PIA19, PIA20, PIA24</td>
<td>Sufficient local adoptive families and foster carers are approved</td>
<td>Jul-15</td>
<td>Lisa Humphreys/Julie Lewis</td>
<td>Number of in-house foster carers and adoptive families increase. %increase of children placed locally vs. out of borough obtaining a better outcome for children in care</td>
<td>Being endorsed at July 2015 cabinet</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>PIA19</td>
<td></td>
<td>Process which encourages foster to adopt developed and implemented.</td>
<td>Permanence achieved earlier and in a timely manner</td>
<td>Oct-15</td>
<td>Lisa Humphreys/Julie Lewis</td>
<td>Increase in foster-to-adopt placements. Relative positioning of Lambeth on adoption scorecard. Placement stability obtaining a better outcome for children in care</td>
<td>Process to be implemented following July Cabinet</td>
<td>25/06/15</td>
<td>RED</td>
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<td>children’s home placements to enable CLA to live near home when it is in their best interests.</td>
<td>PIA20</td>
<td>Increase use of voluntary adoption agencies and explore collaborative working opportunities with adoption agencies to be incorporated in overarching strategy (PIA17)</td>
<td>Sufficient local adoptive families and foster carers are approved</td>
<td>Oct-15</td>
<td>Lisa Humphreys/Julie Lewis</td>
<td>Increase in number of in-house foster carers and adoptive families</td>
<td>Opportunities not yet explored</td>
<td>25/06/15</td>
<td>RED</td>
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<tr>
<td></td>
<td>PIA21</td>
<td>Recruit Head of Service for CLA with extensive and specialist experience in fostering and adoption</td>
<td>Clear leadership of fostering and adoption service</td>
<td>Dec-15</td>
<td>Catha Knowles</td>
<td>Head of Service in post</td>
<td>Recruitment of CLA HoS linked with redesign of CSC</td>
<td>02/06/15</td>
<td>RED</td>
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<td></td>
<td>PIA22</td>
<td>Ensure adoption scorecard data is accurate and the right children are included</td>
<td>Good understanding of trends and performance management</td>
<td>Oct-15 and ongoing</td>
<td>Lisa Humphreys/Julie Lewis</td>
<td>Relative positioning of Lambeth on adoption scorecard</td>
<td>Fortnightly adoption tracking meeting are chaired by the HoS and attended by legal.</td>
<td>02/06/15</td>
<td>AMBER</td>
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<td></td>
<td>PIA23</td>
<td>Set clear performance targets mapped against adoption scorecard and statistical neighbours. Linked with PIA11 Provide quarterly reporting to key forums namely: • LSCB • Improvement Board • Health &amp; Wellbeing • Corporate parenting Board • Overview &amp; Scrutiny • CMT • CFMT • Cabinet</td>
<td>Good understanding of trends and performance management</td>
<td>Jun-15 and ongoing</td>
<td>Lisa Humphreys/Julie Lewis/Tim Weetman</td>
<td>Relative positioning of Lambeth on adoption scorecard</td>
<td>Performance targets have been set</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td></td>
<td>PIA24</td>
<td>Improve fostering offer</td>
<td>Foster caring is seen as attractive by local people</td>
<td>Jun-15</td>
<td>Lisa Humphreys/Julie Lewis</td>
<td>Improved fostering offer endorsed by cabinet and implemented</td>
<td>The improved fostering offer which include total council tax exemption for active Lambeth foster carers - to be endorsed by Cabinet July</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td></td>
<td>PIA25</td>
<td>Robust tracking system for children on care plans (linked with AISG3)</td>
<td>To prevent drift and delay for children on care plans</td>
<td>May-15</td>
<td>Lisa Humphreys</td>
<td>Statistics on length of care plans produced, analysed and acted upon leading to positive and evidenced outcomes for children</td>
<td>Work to revise PLO process and permanency decision-making underway. Tracking system developed, to be monitored through fortnightly performance clinics</td>
<td>25/06/15</td>
<td>AMBER</td>
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<tr>
<td></td>
<td>PIA26</td>
<td>Remain a partner within Quad arrangements (Lewisham, Southwark, Greenwich and Lambeth) and working with court and CAFCASS to follow care proceeding within timescales</td>
<td>To prevent drift and delay for children on care plans</td>
<td>Mar-16</td>
<td>Cath Knowles</td>
<td>In line with other London boroughs. Family Justice Review Board agrees to reduce timescales for legal proceedings leading to positive and evidenced outcomes for children</td>
<td>Lambeth has reduced timescales so they are now in line with the average legal proceeding agreed and there are no backlog cases.</td>
<td>25/06/15</td>
<td>AMBER</td>
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## Lambeth Children's Services Improvement Board- Priority Action Plan

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<tr>
<th>Inspection recommendation</th>
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<td>4. Ensure that all relevant agencies are consulted and contribute to planning during child protection enquiries</td>
<td>PIA27</td>
<td>Review MASH process and amend policy and procedure with clear targets to evidence partner engagement after the initial child protection enquiry</td>
<td>Partners involved in subsequent CP strategy discussions where appropriate</td>
<td>Jul-15</td>
<td>Lisa Humphreys</td>
<td>Evidence that partners have been involved in subsequent strategy discussions after the initial child protection enquiry and the outcomes have been documented</td>
<td>Children Abuse Investigation Team officer (CAIT) from police will move into the MASH team on a pilot basis. This will enable us to involve partners following the initial child protection enquiry.</td>
<td>25/06/15</td>
<td>AMBER</td>
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<tr>
<td>5. Ensure that all child protection plans and child in need plans clearly identify key actions in order of priority, have clear timescales and contingency plans for their completion and contain explicit contingency plans to escalate intervention if progress is insufficient.</td>
<td>PIA28</td>
<td>To scope options with school community through the DCS and LSCB to ensure active participation and representation in MASH</td>
<td>Education partners are fully involved in MASH process</td>
<td>Dec-15</td>
<td>Sue Foster</td>
<td>Specific guidelines issued and acted upon regarding school representation and involvement in MASH</td>
<td>Options have not been scoped</td>
<td>25/06/15</td>
<td>RED</td>
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### Areas of improvement - Safeguarding children

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<thead>
<tr>
<th>Area of improvement</th>
<th>Action</th>
<th>Desired outcome</th>
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<tr>
<td>6. Ensure that all child protection plans and child in need plans clearly identify key actions in order of priority, have clear timescales and contingency plans.</td>
<td>A1SG1</td>
<td>Quality standards for Child Protection plans developed which ensure that CP plans identify actions in order of priority, have clear timescales and contingency plans.</td>
<td>Sep-15</td>
<td>Sandra Cornwall</td>
<td>Quality standards published. Audit of CP plans against quality standards</td>
<td>Quality standards published, but audit not yet planned.</td>
<td>02/06/15</td>
<td>GREEN</td>
</tr>
<tr>
<td>7. Ensure that the progress of child protection and child in need plans when reviewed in meetings and in supervision is focused on the reduction of risk.</td>
<td>A1SG2</td>
<td>Escalation Policy to be reviewed and implemented</td>
<td>Jan-15</td>
<td>Sandra Cornwall</td>
<td>Evidence from audit that CP Chairs have used quality standards to challenge CP plans and escalate where appropriate</td>
<td>Draft policy presented to LSCB in January 2015. audit not yet planned</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td></td>
<td>A1SG3</td>
<td>Independent review mechanism in place for all children in need cases at 6 months and again at 12 months. CIN cases reviewed at regular tracking meetings chaired by HOS FSCP</td>
<td>Sep-15</td>
<td>Sandra Cornwall</td>
<td>Number of cases subject to independent review at 6 and 12 months</td>
<td>All CIN cases will be reviewed by Independent CP chair at 6 month and 12 months</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td></td>
<td>A1SG4</td>
<td>Child protection procedures revised (which include quality standards A1SG1), approved by LSCB. This also includes a review of the escalation policy (A1SG2)</td>
<td>Jun-15</td>
<td>Sandra Cornwall</td>
<td>Escalation policy and CP procedures reviewed and approved by LSCB</td>
<td>Policy developed, audit not yet planned</td>
<td>02/06/15</td>
<td>GREEN</td>
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<tr>
<td></td>
<td>A1SG5</td>
<td>Child protection procedures and escalation policy rolled out and implemented</td>
<td>Jun-15</td>
<td>LSCB</td>
<td>Audit of CPP and CIN plans</td>
<td>Implementation timeline to be agreed</td>
<td>02/06/15</td>
<td>RED</td>
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<tr>
<td></td>
<td>A1SG6</td>
<td>Supervision policy revised and implemented to ensure all social workers receive good quality supervision that covers risk (incl CSE risk) reduction</td>
<td>Jul-15</td>
<td>Sharmaine Lawrence</td>
<td>Audit evidences staff receive regular and good quality supervision and case management oversight</td>
<td>Supervision policy reviewed, audit to be scheduled</td>
<td>02/06/15</td>
<td>AMBER</td>
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<td>8. Ensure there is consistency of recording, frequency of visits and quality of practice within disabled children's team are of high standard</td>
<td>AISG7</td>
<td>Partners attend and contribute at core group meetings in line with policy and procedures</td>
<td>Collaborative working across the partnership reduces risks (including safeguarding risks)</td>
<td>Jun-15</td>
<td>Liz Green and Dionne Thomas</td>
<td>Performance data evidences core group quoracy</td>
<td></td>
<td>02/06/15</td>
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<td></td>
<td>AISG8</td>
<td>Recruitment and retention of permanent staff to CWD. Recruitment and retention policy with clear offer to staff developed and agreed, strategy to move agency staff to permanent positions as far as possible</td>
<td>Permanent staff in place enabling families to build trust and relationships with social worker</td>
<td>Mar-16</td>
<td>Lisa Humphreys/Carmel Howard</td>
<td>A more stable and consistent workforce is achieved ensuring continuity of service for children and their families. Proportion of permanent staff employed increases.</td>
<td>Recruitment and retention policy is under development and still to be agreed</td>
<td>25/06/15</td>
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<tr>
<td></td>
<td>AISG9</td>
<td>Assess KPIs to identify teams that are not complying with practice (CWD and other teams) (linked with PIA11, PIA14 and PIA16)</td>
<td>Areas of poor performance identified</td>
<td>Dec-15</td>
<td>Sharmaine Lawrence/Lisa Humphreys</td>
<td>Action log demonstrates managers are investigating performance issues and acting on findings</td>
<td>Performance clinics in place which investigate upward and downward trends. Action logs need to be put in place</td>
<td>25/06/15</td>
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<tr>
<td></td>
<td>AISG10</td>
<td>Review generic training offer (AIQP1, AIQP2) to see whether it is sufficiently tailored to address any issues in CWD team</td>
<td>Staff are clear about what is expected and have the skills and training to deliver to expected standards</td>
<td>Jul-15</td>
<td>Sharmaine Lawrence/Carmel Howard</td>
<td>Attendance records from training sessions, Audit, peer review and performance data evidence consistency of recording, frequency of visits in line with policy and high quality of practice among CWD team</td>
<td>Learning and development intranet site to be established in June, review of training under way. Training as described in AIQP2 commissioned</td>
<td>02/06/15</td>
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**Areas of improvement** - quality of practice

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<tr>
<td>9. Ensure that all social work staff and managers are clear about what is expected in terms of the quality of their practice, so CYP receive timely and effective service</td>
<td>AIQP1</td>
<td>Compulsory 'Back to Basics' development session for all staff and managers which covers: systems, processes, procedures and tools that support social workers in discharging their day to day duties</td>
<td>Staff are clear about what is expected and have the skills and training to deliver to expected standards</td>
<td>15 May- 2 June</td>
<td>Sharmaine Lawrence</td>
<td>% CSC staff attending back to basics training sessions. Evaluation of training sessions and recording of case studies evidence impact sessions have had on improving practice</td>
<td>Training has been rolled out. Attendance stats being compiled</td>
<td>25/06/15</td>
<td>AMBER</td>
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<td>AIQP2</td>
<td>Develop training offer (including induction for new staff) which reflects development needs in specific teams and sets out expected standards, management training, supervision training for managers and social workers, CSE and missing from care training, BAAF training on child development and attachment and permanence planning. Linked with AISG10, AIQP1, PIA1, PIA4, AIQP6, AIQP7, AIQP12, LSCB15 NEED TO CROSS CHECK TO ENSURE ALL TRAINING ACTIONS LISTED and LINKED</td>
<td>Staff are clear about what is expected and have the skills and training to deliver to expected standards</td>
<td>May-Sept 2015</td>
<td>Sharmaine Lawrence</td>
<td>Training offer available to all online</td>
<td>Learning and development intranet site to be established in June, review of training under way. Training as described commissioned</td>
<td>02/06/15</td>
<td>AMBER</td>
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<td>AIQP3</td>
<td>Review and implement a comprehensive quality assurance audit schedule and schedule of peer review. Linked with PIA4, PIA5, PIA11, AISG1, AISG2, AISG5, AISG6, AISG9, AIQP4, AIQP7, AIQP9</td>
<td>Evidence that policy is sufficient, and is being followed to high standard and that there are good outcomes for CYP</td>
<td>Dec-15</td>
<td>Sharmaine Lawrence</td>
<td>QA audit and peer review schedule approved by XXXX</td>
<td>Audit schedule is under development. Need to confirm who will sign this off.</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>AIQP4</td>
<td>Detailed peer review diagnostic of CLA service (to be undertaken by one of the organisations supporting improvement journey - OFSTED, LGA, Morning Lane?)</td>
<td>Good understanding of improvements that need to be made to CLA</td>
<td>Sep-15</td>
<td>Catha Knowles/Ext support org</td>
<td>Detailed report with actions and recommendations produced</td>
<td>Still to be agreed</td>
<td>25/06/15</td>
<td>RED</td>
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<tr>
<td>10. Ensure Looked After Children receive health assessments promptly</td>
<td>AIQP5</td>
<td>CSC, LAC nurse and LAC doctor to review and revise current monitoring and referral process</td>
<td>Work underway since Feb 2015</td>
<td>Helen Farr/ Dr Fun Johnson and LAC nurse Cathy Donahue</td>
<td>Case evidence monitoring and referral process is fit for purpose and delivering results in line with guidelines</td>
<td>Work underway</td>
<td>25/06/15</td>
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<tr>
<td>AIQP6</td>
<td>Implement revised system across CSC to achieve target of 95% of initial health assessments within statutory timescale</td>
<td>CLA receive timely health assessments</td>
<td>Dec-15</td>
<td>Helen Farr/ Dr Fun Johnson and LAC nurse Cathy Donahue</td>
<td>% LAC who receive health assessments within agreed timescales</td>
<td>Targets to be rolled out once process formally endorsed (AIQP5)</td>
<td>02/06/15</td>
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<td>AIQP7</td>
<td>Staff training on how to incorporate health assessment findings into care plans.</td>
<td>Health assessments inform care plans</td>
<td>Dec-15</td>
<td>??</td>
<td>Audit demonstrates that emotional and health needs of children are taken into consideration in care plans</td>
<td>This training is not yet scoped</td>
<td>02/06/15</td>
<td>RED</td>
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<tr>
<td>11. Ensure quality of all written and verbal material presented to adoption panel</td>
<td>AIQP8</td>
<td>Issue guidance to staff on the required quality of reports for the adoption panel.</td>
<td>Staff are clear about what is expected and have the skills and training to deliver to expected standards</td>
<td>Jun-15</td>
<td>Julie Lewis</td>
<td>Guidance issued. Frequent checks carried out by managers to ensure team compliance.</td>
<td>Guidance refreshed and briefing issued</td>
<td>25/06/15</td>
<td>GREEN</td>
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<td>AIQP9 Back to basic training to cover adoption panel and quality of materials required, See AIQP1</td>
<td>AIQP9</td>
<td>Back to basic training to cover adoption panel and quality of materials required, See AIQP1</td>
<td>Staff are clear about what is expected and have the skills and training to deliver to expected standards</td>
<td>15 May-2 June</td>
<td>Julie Lewis/ Sharmaine Lawrence</td>
<td>% CSC staff attending back to basics training session. Audit of materials presented to adoption panel to ensure relevance, suitability and compliance with guidelines.</td>
<td>Training has been rolled out. Attendance stats being compiled</td>
<td>25/06/15</td>
<td>AMBER</td>
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<tr>
<td>AIQP10 Grading system for the quality of submitted reports to the adoption panel, using signs of safety model</td>
<td>AIQP10</td>
<td>Grading system for the quality of submitted reports to the adoption panel, using signs of safety model</td>
<td>Clear assessment about quality of materials</td>
<td>Jul-15</td>
<td>Julie Lewis</td>
<td>Grading system implemented in templates</td>
<td>Work is underway to roll out grading system</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>12. Ensure good quality life story work for CYP so they understand what has happened in their lives</td>
<td>AIQP11</td>
<td>Designated worker for life story and parallel planning for permanence to be recruited</td>
<td>Expertise in life story work held within the organisation</td>
<td>Oct-15</td>
<td>Lisa Humphreys/ Julie Lewis</td>
<td>Designated officer recruited</td>
<td>Business case for designated officer to lead on life story work completed</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>AIQP12 BAAF training on life story work to be commissioned and delivered to all CSC staff</td>
<td>AIQP12</td>
<td>BAAF training on life story work to be commissioned and delivered to all CSC staff</td>
<td>Staff are clear about what is expected and have the skills and training to deliver to expected standards</td>
<td>Aug-15</td>
<td>Lisa Humphreys/ Julie Lewis</td>
<td>% CSC staff attended BAAF training</td>
<td>Training is scoped and approved (see AIQP2)</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>13. Ensure care leavers have access to health histories and are informed of their rights and entitlements</td>
<td>AIQP13</td>
<td>Scope project to share information with care leavers (and possibly CLA?). To include website/webpages, App which allows access to life story, health history, rights and entitlements</td>
<td>Young people have control and information relating to their overall health and well being</td>
<td>Oct-15</td>
<td>Lisa Humphreys/ Dr Johnson/ Cathy Donohue</td>
<td>Project plan developed</td>
<td>Scoped activity in collaboration with designated Dr Fun Johnson and LAC nurse Cathy Donahue</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>AIQP14 Deliver project to share information with care leavers (see AIQP12)</td>
<td>AIQP14</td>
<td>Deliver project to share information with care leavers (see AIQP12)</td>
<td>Young people have control and information relating to their overall health and well being</td>
<td>Mar-16</td>
<td>Lisa Humphreys/ Dr Johnson/ Cathy Donohue</td>
<td>Project delivered and usage figures/ratings of project recorded, analysed and lessons learnt are acknowledged and acted upon for future cases.</td>
<td>Work not commenced</td>
<td>25/06/15</td>
<td>GREY</td>
</tr>
<tr>
<td>14. Ensure all care leavers have up to date pathway plans which are outcome focused, specific and measureable, in particular in relation to EET</td>
<td>AIQP15</td>
<td>Pathway plan developed (see AIQP2)</td>
<td>Staff are clear about what is expected and have the skills and training to deliver to expected standards</td>
<td>Jul-15</td>
<td>Lisa Humphreys</td>
<td>Plan developed</td>
<td>Plan developed and being built on framework</td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>AIQP16 Training on pathway plans to be delivered to all staff</td>
<td>AIQP16</td>
<td>Training on pathway plans to be delivered to all staff</td>
<td>Staff are clear about what is expected and have the skills and training to deliver to expected standards</td>
<td>Sep-15</td>
<td>Sharmaine Lawrence</td>
<td>Audit of all pathway plans and implementation of new pathway plan training to all staff</td>
<td>Training being scoped</td>
<td>02/06/15</td>
<td>AMBER</td>
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Leadership and Governance
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<thead>
<tr>
<th>Inspection recommendation</th>
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<tbody>
<tr>
<td>15. Ensure that there are sufficient experienced social workers and managers who are able to provide consistent and sustained high quality support and intervention to improve outcomes for children and young people.</td>
<td>LG1</td>
<td>Recruitment and retention policy developed and applied (see AISG8)</td>
<td>Permanent staff in place enabling families to build trust and relationships with social worker</td>
<td>Dec-15</td>
<td>Sue Foster/Carmel Howard</td>
<td>A more stable and consistent workforce is achieved ensuring continuity of service for children and their families. Proportion of permanent staff employed increases.</td>
<td></td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>17. Ensure that quality assurance information is routinely captured by managers at all levels, including through undertaking case audits, and that this is effectively used to improve casework practice and to manage and develop services.</td>
<td>LG2</td>
<td>See AIQP3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>02/06/15</td>
<td>AMBER</td>
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<tr>
<td>18. Ensure all staff receive regular, high quality supervision in accordance with LA policy and regularly monitored</td>
<td>LG3</td>
<td>Quarterly DCS forum meeting with young people open to Children Social Care “you said – we did”</td>
<td>Children and Young People have a strong voice in shaping the improvement of children’s services</td>
<td>Oct-15</td>
<td>Sue Foster</td>
<td>Regular events scheduled, well attended and well rated. Evidence that comments are being acted upon and they result in improvements to services.</td>
<td>Planning for first event underway</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>19. Ensure feedback from adoption panel chair is considered by managers and acted on to improve practice</td>
<td>LG4</td>
<td>Quarterly reporting from audits to be provided to key forums namely Overview and Scrutiny, Improvement Board, LSCB, CMT, corporate parenting and cabinet to monitor recommendations and action plan arising from learning</td>
<td>To ensure members, managers and partners can hold organisation to account on children's services improvements</td>
<td>Dec-15</td>
<td>Sue Foster</td>
<td>Evidence (from minutes) that members, managers and LSCB are holding Children’s Services to account. Documented examples are available demonstrating service improvements.</td>
<td>Quality assurance framework is in place and audits are beginning</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>18. Ensure all staff receive regular, high quality supervision in accordance with LA policy and regularly monitored</td>
<td>LG5</td>
<td>See AISG6</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>02/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>19. Ensure feedback from adoption panel chair is considered by managers and acted on to improve practice</td>
<td>LG6</td>
<td>Feedback from adoption panel chair to be routinely cascaded on a monthly basis through managers forum and team meetings</td>
<td>Adoption panel feedback is shaping practice</td>
<td>Sep-15</td>
<td>Julie Lewis</td>
<td>Evidence that recommendations from adoption panel are actioned and lessons learnt for future cases were relevant.</td>
<td>Feedback mechanism is under development</td>
<td>25/06/15</td>
<td>AMBER</td>
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</table>
## Lambeth Children's Services Improvement Board - Priority Action Plan

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<tr>
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<tr>
<td>21. Ensure corporate parenting panel effectively scrutinises outcomes for all CLA and care leavers</td>
<td>LG7</td>
<td>Corporate parenting training for all councillors.</td>
<td>Members understand and comply with their role as corporate parents</td>
<td>Oct-15</td>
<td>Julie Lewis</td>
<td>% training attendance, quality of challenge from members. Documented examples are available demonstrating improvements to outcomes.</td>
<td>2 sessions of Corporate parenting training for members delivered</td>
<td>02/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>22. Work with health partners to ensure CYP in need of CAMHS receive timely service</td>
<td>LGB</td>
<td>Need to develop action jointly with health partners</td>
<td>Mental health needs of CYP are understood and reflected in CPP, CIN plans</td>
<td>Oct-15</td>
<td>Maria Millwood</td>
<td>% referrals within timescales</td>
<td>No progress on action to date</td>
<td>02/06/15</td>
<td>RED</td>
</tr>
</tbody>
</table>

### LSCB - Priority and Immediate Action

<table>
<thead>
<tr>
<th>LSCB</th>
<th>Activity</th>
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</thead>
<tbody>
<tr>
<td>LSCB1</td>
<td>The LSCB chair will review and refresh as necessary the sub-group structure and membership.</td>
<td>There are efficient structures which mean the work of the LSCB can be carried out</td>
<td>Jul-15</td>
<td>Paul Curran</td>
<td>Sub-group structure and membership re-freshed. Evidence (via minutes) that sub-groups are identifying issues, making recommendations and taking action</td>
<td>LSCB interim chair has been appointed. Review of subgroups due to start in June</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>LSCB2</td>
<td>The subgroups to develop business plans for 2015/6</td>
<td>There are efficient structures which mean the work of the LSCB can be carried out</td>
<td>Dec-15</td>
<td>Paul Curran</td>
<td>Business Plan LSCB and work plans for subgroups delivered</td>
<td>Linked to LSCB6</td>
<td>08/06/15</td>
<td>GREY</td>
</tr>
<tr>
<td>LSCB3</td>
<td>The LSCB chair will oversee the development of a business plan for the remainder on 2015/6. This will be in place by July 2015 and will support the PAP. A new LSCB strategic plan will be developed in 2016.</td>
<td>There is a clear plan of activity which all partners are signed up to</td>
<td>Jul-15</td>
<td>Paul Curran</td>
<td>Business Plan is agreed, published and evaluated. Lessons learnt are recorded and distributed to partners.</td>
<td>Work not commenced</td>
<td>25/06/15</td>
<td>GREY</td>
</tr>
<tr>
<td>LSCB4</td>
<td>Focused LSCB dataset is developed using best practice from similar councils.</td>
<td>Multi-agency safeguarding data is collated and analysed</td>
<td>Jul-15</td>
<td>Paul Curran</td>
<td>Dataset is in use and evaluated for relevance and accuracy at agreed intervals and in line with official guidelines</td>
<td>LSCB chair to meet with performance leads from different partner organisations in June and July. Agency resource identified to develop a performance framework</td>
<td>25/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>LSCB5</td>
<td>Performance dataset is used by the LSCB to challenge partners on areas of weak performance</td>
<td>Multi-agency safeguarding data is used to evaluate the impact of the LSCB</td>
<td>Dec-15</td>
<td>Paul Curran</td>
<td>Minutes of LSCB and subgroups</td>
<td>Work not commenced</td>
<td>08/06/15</td>
<td>GREY</td>
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</table>
## Lambeth Children's Services Improvement Board - Priority Action Plan

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<tr>
<td>179. Ensure that a programme of multi-agency case audits of safeguarding practice is implemented and the findings are utilised to improve practice and to develop services.</td>
<td>LSCB6</td>
<td>Programme of audits is developed by LSCB which links with the programme of audits undertaken by council (see AIQP3)</td>
<td>Audits are taking place and have an impact on practice</td>
<td>Jul-15</td>
<td>Paul Curran</td>
<td>List of audits which LSCB will commission and how the audit findings have led to improvements in outcomes for children.</td>
<td>Work not commenced</td>
<td>25/06/15</td>
<td>GREY</td>
</tr>
<tr>
<td>183. Ensure that the Board and all its partners monitor the effectiveness of local safeguarding policies, procedures and practices and that these are followed by staff.</td>
<td>LSCB7</td>
<td>Priorities for audits identified (LSCB6) and have led to challenge on performance and that action has been taken in response to them</td>
<td>Audits drive practice improvement and service development</td>
<td>Sep-15 onwards</td>
<td>Paul Curran</td>
<td>Minutes of Board and sub groups. Annual report. Evidence of impact of audits</td>
<td>Work not commenced</td>
<td>08/06/15</td>
<td>GREY</td>
</tr>
</tbody>
</table>

### LSCB - Areas for challenge

| 180. Ensure that governance arrangements between the LSCB and other key strategic groups, including the Health and Wellbeing Board and the Children and Families Strategic Partnership, are formalised and influence and inform each other’s work. | LSCB8 | Relationships between LSCB and key strategic groups is mapped. | It is clear how the different partnership bodies work together | Jun-15 | Rebecca Eligon | Map of membership and relationships between key partnerships in Lambeth developed, circulated and understood by all partners. | Work underway, on track for completion in June | 25/06/15 | AMBER |
|                                                                 | LSCB9 | There is evidence that key strategic groups are influencing and informing each others work | Governance is working across children's services | Mar-16 | Paul Curran | Minutes of LSCB and other bodies record involvement | Work not commenced | 25/06/15 | GREY |

### LSCB - Areas for improvement

| 181. Ensure that all partners are actively engaged in the work of the Board and representatives at the right level regularly attend and contribute to the Board’s working groups. | LSCB10 | Same action as LSCB1 and LSCB2 | | | | | | |
| 182. Ensure that the LSCB is sufficiently independent from local authority children’s services. | LSCB11 | LSCB support team to be moved to the corporate centre of the council and outside of the local authority's children's services | There is independence between the LSCB and children's services | Jul-15 | Paul Curran | Team is managed effectively and independently | Consultation taking place in June, team during to make the move in July 2015 | 08/06/15 | AMBER |
## Inspection recommendation

**Areas for improvement - quality and evaluation**

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<tr>
<td>LSCB 12</td>
<td>Review of LSCB support team to be undertaken by LSCB chair. This review will include consideration of partner contributions, effectiveness and resources. The business unit will be independent of children's social care management.</td>
<td>LSCB support is effective</td>
<td>Autumn 2015</td>
<td>Paul Curran</td>
<td>Agreements in place and effective S11 audits undertaken</td>
<td>Work not commenced</td>
<td>08/06/15</td>
<td>GREY</td>
</tr>
<tr>
<td>LSCB13</td>
<td>Outstanding SCR actions reviewed and a progress tracker on SCR actions to be a standing item on LSCB agenda.</td>
<td>Actions from SCR are progressed in a timely manner</td>
<td>Jun-15 and ongoing</td>
<td>Paul Curran, Malcolm Ward</td>
<td>Minutes of LSCB and Annual Report</td>
<td>Paul due to meet with SCR subgroup chair</td>
<td>08/06/15</td>
<td>GREY</td>
</tr>
<tr>
<td>LSCB14</td>
<td>Threshold document endorsed by all partners at LSCB.</td>
<td>Thresholds are clearly established</td>
<td>Feb-15</td>
<td>Cath Knowles</td>
<td>Thresholds published and signed by all partners</td>
<td>Complete</td>
<td>08/06/15</td>
<td>GREEN</td>
</tr>
<tr>
<td>LSCB15</td>
<td>Training on thresholds rolled out to all partners. Needs to link with AIQP2.</td>
<td>Partners understand thresholds</td>
<td>Sep-15</td>
<td>Cath Knowles</td>
<td>Attendance records from training session</td>
<td>Training is scheduled</td>
<td>08/06/15</td>
<td>AMBER</td>
</tr>
<tr>
<td>LSCB16</td>
<td>Audit of threshold application across partners.</td>
<td>Thresholds are consistently applied</td>
<td>Mar-16</td>
<td>Paul Curran</td>
<td>Audit of threshold application across partners. Linked to LSCB6</td>
<td>Work not commenced</td>
<td>08/06/15</td>
<td>GREY</td>
</tr>
<tr>
<td>LSCB17</td>
<td>Actions to develop safeguarding practice within early help, CLA and care leavers are identified and a core part of the business plan (LSCB3).</td>
<td>Safeguarding is a core part of LSCB work programme</td>
<td>Jul-15</td>
<td>Paul Curran</td>
<td>Business Plan is agreed, published and evaluated. Evidence of necessary actions undertaken to ensure service improvement</td>
<td>Work not commenced</td>
<td>25/06/15</td>
<td>GREY</td>
</tr>
<tr>
<td>LSCB18</td>
<td>Evidence that board effectively monitors and challenges on safeguarding practice.</td>
<td>LSCB has effective challenge role with regard to safeguarding</td>
<td>Mar-16</td>
<td>Paul Curran</td>
<td>Minutes of LSCB and Annual Report. Linked to LSCB6</td>
<td>Work not commenced</td>
<td>08/06/15</td>
<td>GREY</td>
</tr>
<tr>
<td>LSCB19</td>
<td>Safeguarding training rolled out to all partners. Needs to link with AIQP2.</td>
<td>Frontline professionals receive relevant and high quality training that improves practice</td>
<td>Sep-15</td>
<td>Cath Knowles</td>
<td>Attendance records and feedback from training sessions. Annual Report</td>
<td>Training is scheduled</td>
<td>08/06/15</td>
<td>AMBER</td>
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<tr>
<td>LSCB20</td>
<td></td>
<td>Review of training delivered in 2015/6 and plan for 2016/7 agreed</td>
<td>Good take-up of training and evidence of impact on practice</td>
<td>Mar-16</td>
<td>Paul Curran</td>
<td>Audit of safeguarding practice across partners. Linked to LSCB6</td>
<td>Work not commenced</td>
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Cabinet

13 July 2015

Investing in better neighbourhoods and building the homes we need to house the people of Lambeth – Cressingham Gardens Estate

Wards: Tulse Hill

Report Authorised by: Strategic Director, Delivery Sue Foster,

Portfolio: Councillor Matthew Bennett, Cabinet Member for Housing

Contact for enquiries:
NVokes@lambeth.gov.uk
Neil Vokes Programme Director Strategic Capital Projects

Report Summary

Our ambition is to ensure that every resident in Lambeth has the opportunity to live in a good quality home that is affordable and suitable for their needs.

Lambeth, like all London boroughs, is facing a major housing crisis. Over 21,000 people are on our waiting list for a council home; the number of homeless families in temporary accommodation has risen sharply to over 1,800, the vast majority of which are families with children; and 1,300 families are living in severely overcrowded homes.

There are simply not enough homes to meet the needs of people in Lambeth, and there are not enough homes, particularly social homes, to meet the needs of local families. This is a stark challenge and instead of watching the housing crisis become worse, the Council is committed to taking what action we can by investing in our neighbourhoods and building new homes. This will improve the quality of housing for our existing residents and offer the chance of a home to the thousands of local families who desperately need a place to call home.

As well as an historic £490m investment into our estates through the Lambeth Housing Standard (LHS) programme, the Council is committed to building 1,000 extra homes at council rent levels to deliver a new generation of homes for Lambeth’s residents. With local communities being priced out of London, we want to ensure that new homes are built at a range of affordability levels. Our commitment to 1,000 new council rent homes will renew our estates and maintain the mixed communities reflective of Lambeth’s diverse population. These homes will be delivered over the next 4 years through a combination of initiatives, including estate regeneration, small sites development and specific housing projects. The Council also needs to
look forwards to future demand, where it is predicted that more than 1,559 new homes will need to be built per annum until 2025, to make sure local communities have the opportunity to stay in Lambeth and to accommodate London’s growing population.

The estate regeneration programme gives us the opportunity to improve the quality and size of homes on selected estates, invest in the wider neighbourhood and increase the provision of new homes on those estates. This programme will contribute towards the 1,000 extra homes we want to build over the next 4 years and importantly the Council is giving all existing tenants and leaseholders on these estates a series of key guarantees so that they will be able to continue living there.

The Council has taken a leading role in building new homes so that we can maximise the number of homes at council rent levels and ensure they are of a high quality.

This report focuses on the future of the Cressingham Gardens estate, which is one of the estates within the Council’s estates regeneration programme. It is recommended that the Council progress complete redevelopment of this estate to meet the Council’s objectives to provide better quality homes for the residents of Lambeth and to deliver additional new homes. This route achieves more of the Council’s objectives, gives all existing residents the guarantee of a high-quality home, provides many more new homes, and can achieve pay-back at an earlier time which is much more appropriate for the type of development.

**Finance Summary**

- It has been confirmed that the proposed redevelopment of Cressingham Gardens has been financially assessed, that it complies with Lambeth’s requirements and is a viable proposition on the basis set out in more detail in Section 3 and Appendix A.

  The Council’s Financial Planning and Management Team have been involved in the process from the outset. The conclusions reached are borne out of the financial analysis of the scheme. The underlying financial assumptions used in the analysis are correct and, albeit not part of the HRA, they are consistent with the HRA 30 Year Business Plan.

- It is confirmed that funding is available to progress the Cressingham Gardens project for the design, planning and land assembly processes.

- It is confirmed that funding is available to commence buying back properties from those homeowners who wish to sell their properties to the Council.
Recommendations

(1) To authorise the redevelopment of the entire Cressingham Gardens estate, in accordance with the approach set out in Section 2 of this report and Appendix A, and to procure a development management team to progress the redevelopment of the estate as set out in paragraph 2.1.

(2) To agree the Key Guarantees to secure tenants and homeowners (as annexed to Appendix A) at Cressingham Gardens in accordance with the principles as set out in paragraph 2.7 in the context that a compulsory purchase order may be required in due course to enable redevelopment of the estate.

(3) To authorise inclusion of additional land holdings within the masterplan for Cressingham Gardens estate, where such land lies on the boundary of the Estate, and where such inclusions would improve the placemaking outcomes and deliver a net increase in the number of homes (see paragraph 2.5).

(4) To require officers and the procured development management team to work closely with residents in the procurement and formulation of the masterplan, including a phasing strategy and a local lettings policy for the Estate.

Attachments

- Appendix A – Cressingham Gardens – update including the following annexes:
  - Plan of the Estate
  - Draft Masterplan Objectives
  - Household Needs – Survey Summary
  - Test of Opinion – Survey Summary
  - Financial Appraisal of Options
  - Equalities Impact Assessment (Cressingham Gardens)
  - Information for Secure Tenants (including Key Guarantees)
  - Information for Homeowners (including Key Guarantees)
- Appendix B – Draft Assured Lifetime Tenancy (for consultation)
- Appendix C – Draft Decant Policy (for consultation)
1. **History and Context**

   **Background**

   1.1 There is a severe shortage of affordable housing in Lambeth as shown by the following statistics:

   - 21,738 households on the housing waiting list (April 2015);
   - 1,865 households in temporary accommodation (April 2015) and rising;
   - 1,300 families living in severely overcrowded homes; and,
   - the Council is losing around 250 social rented properties per year due to Right to Buy, in comparison to only 22 properties a year in 2010, and changes in government policy suggest that the number of social homes could reduce further in the coming years.

   In addition to the above, the average sale price of properties in Lambeth now exceeds £500,000 and the median cost to rent a 2 bed flat is around £345 per week in the private sector, compared to an average rent of £108 per week for a council property.

   1.2 To try to meet the demand and need for new housing, the Council needs to seek to meet or exceed the targets set out in the London Plan either to enable delivery of or to deliver directly at least 1,559 new homes per year through to 2025. Furthermore, the Council has set its own ambitious target to deliver 1,000 extra homes at council rent levels over the next four years through a combination of initiatives, including estate regeneration, small sites development and specific housing projects.

   1.3 In the context of this high level of housing need and demand in the Borough, different solutions are needed to address different parts of the challenge. A response is necessary because Lambeth, as with London generally, has experienced such significant economic polarisation alongside population growth that current and future needs of residents will not be effectively served by market forces alone.

   1.4 Lambeth’s housing estates are its largest land asset and in order to tackle the housing crisis then we need to use that land efficiently and effectively to deliver benefit to as many people as possible.

   1.5 The estate regeneration programme will contribute both to the target of 1,000 extra homes at council rent levels before 2019 and will also put in place an initial pipeline of Council delivered homes beyond that time. More specifically, this report considers the future of Cressingham Gardens estate, which is one of the estates within the programme.

   1.6 In October 2012 the Cabinet approved the recommendations in the report ‘Lambeth Estate Regeneration Programme: Strategic Delivery Approach (131/12-13)’ including the development of a Lambeth Estate Regeneration Programme. The Cabinet report of October 2012 identified Cressingham Gardens as a front-runner project to form part of the Council’s estate regeneration programme.
1.7 The estate regeneration programme aims to provide additional homes at council rent levels that will house the people of Lambeth and to improve the condition of housing for existing residents, either through new homes or refurbishment of existing homes.

1.8 The Cabinet report of October 2012 set out six programme priority objectives:

- a programme which is based on joint working with residents to develop proposals which they can support (noting the tensions that can arise regarding housing numbers, as considered further in paragraph 1.24);
- to increase the supply and quality of homes, maximising the delivery of new affordable homes and meeting local needs, including housing for families;
- to improve access to and the quality of the local environment with outstanding public spaces and housing that promotes low energy consumption and environmental sustainability;
- to promote mixed and sustainable communities which provide a high quality of life for people of all ages and backgrounds, in safe, cohesive and healthy neighbourhoods, supported by high quality housing and excellent community buildings;
- to enable local people to take advantage of economic opportunity in Lambeth with support for training, employment and enterprise; and,
- to support the cultural heritage of the borough and to build on the distinct sense of place.

1.9 Drawing on the experience and understanding gained since 2012, these objectives can be further supplemented with the following aspirations:

- to improve and transform neighbourhoods through wider regeneration benefits;
- to provide a better private rent product with the Council (or its agents) acting as landlord; and,
- to develop long-term investment models which generate revenue income which can be used to deliver new homes across the Borough into the future.

1.10 Three overarching principles have been developed to assess whether an estate would be considered eligible for regeneration; these are:

- to focus on those housing estates where the costs of delivering the Lambeth Housing Standard are prohibitive; and/or,
- where residents and the Council have identified that the Lambeth Housing Standard works in themselves will neither address the fundamental condition of the properties nor address many of the wider social and economic issues experienced by residents; and/or,
- to focus on those estates where the wider benefits arising from regeneration justify the intervention.
1.11 In terms of wider benefits that can arise from regeneration of an estate, these include:

- the capacity to increase density and thereby deliver a net increase in number of homes; and,
- the ability to consider estates within the context of their local areas and use the opportunity for regeneration to deliver wider regeneration benefits in accordance with the Community Plan 2013 to 2016.

The above two factors can work together, such that residential population increases and the financial benefits secured through the regeneration of an estate can be used to improve local placemaking and enhance local social and physical infrastructure.

1.12 In 2012 Cabinet approved the Lambeth Housing Standards (LHS) programme, to invest £490m in Lambeth’s social housing stock and bring thousands of homes up to a standard that goes above and beyond the government’s Decent Homes Standard. The Cabinet report set out an estimated shortfall of £58m, which would have to be met, in part, through the extensive rebuilding of estates.

1.13 In December 2014 the Cabinet approved the recommendation in the report Building the homes we need to house the people of Lambeth (108/14-15) which set out and confirmed the Council’s commitment to 1,000 extra homes at Council rent levels and recommended that estate regeneration forms an important part of the strategy to achieve this. The December 2014 report stated that Lambeth’s strategy would include an ambition to deliver a net addition in the homes for council rent, homes for subsidised rent and affordable home ownership. The role of the local authority being to fill the gaps that the private market cannot. This will mean an entirely new model of housing finance and delivery.

1.14 In the Cabinet report of December 2014, Cressingham Gardens estate was re-affirmed as being an estate within the Council’s estate regeneration programme. The detailed reasons for inclusion of Cressingham Gardens within the estate regeneration programme are set out in paragraphs 1.1 to 1.7 of Appendix A.

1.15 In March 2015, the Cabinet agreed to no longer consider those regeneration scenarios that were primarily or entirely refurbishment of existing homes. From that time the Council has only further considered two scenarios that involved significant regeneration of the Estate. The continued consultation and engagement since March 2015 that has been carried out on the estate with residents is set out in more detail in Appendix A. The scenarios that remain for consideration and the assessment of these scenarios are set out in Appendix A.

**General Planning Commentary**

1.16 In line with the National Planning Policy Framework (2012) and the London Plan (2015) the Council has adopted planning policies, which seek to maximise the supply of
additional homes, including affordable housing, within the Borough. The delivery of new housing is a key priority of the development plan, but this has to be balanced against the requirements of other policies, which deal with a wide range of issues such as design, heritage, amenity, trees, open space and transport. The Local Planning Authority has been proactively involved in the initial design development work, which has been undertaken on the six estates in the estate regeneration programme referred to in this report. Planning officers have visited the sites, assisted in identifying constraints and opportunities in terms of the existing built form and its surrounds, they have advised on key constraints and provided commentary on the emergent design study proposals in the context of adopted planning policies. It is considered that there is the potential to deliver new homes on each of these estates whilst also addressing key existing issues such as poor quality accommodation, lack of permeability, insufficient legibility, anti-social behaviour; and poor quality public realm / open space. Officers will be seeking to optimise the quantum of additional housing that can be delivered on each estate taking account of the particular constraints of the site.

1.17 Lambeth has a number of housing estates of architectural interest and heritage, including the estates developed by Ted Hollamby between 1965 and 1980. Listing requests have been made to English Heritage for two such sites already; one of which has been successful. A borough-wide assessment of the architectural / heritage significance of the developments is being carried out by conservation officers and it is anticipated that this will be completed in Autumn 2015.

1.18 Specific planning comments relating to Cressingham Gardens are provided at paragraph 1.21 of Appendix A.

**Delivery Strategy**

1.19 The estate regeneration programme aims to improve the quality and quantity of housing, the quality of the local environment and the quality of life for Lambeth residents. It will provide residents with safe, new, modern homes, which meet their housing needs in cohesive communities and healthy neighbourhoods. It will enable the Council to deliver additional homes to help to address the high level of housing need and demand in the Borough. Other opportunities that arise from the programme include:

- residents in overcrowded conditions can be rehoused in larger accommodation, vulnerable tenants can be given additional support and residents can play an active role in how their new neighbourhoods are designed and managed ensuring that mistakes of the past are not repeated; and
- estate regeneration provides opportunities to contribute towards putting into place the social infrastructure required to make successful and sustainable communities, providing new community facilities, new business and employment opportunities and often new parks and open spaces as well as additional school places.

1.20 To enable delivery of the estate regeneration programme, the Council is currently developing a strategy that entails the creation of a special purpose vehicle (SPV), which
will both complement and add to the Council’s existing abilities and tools for housing delivery and community benefit. The viability of such an SPV is currently being investigated.

1.21 By delivering new homes directly, the Council will be better able to meet the aspirations to involve residents in the development of masterplans and designs on their estates and retain as much control as possible within the local community in the process of regeneration of estates and the future management of these estates, while at the same time allowing the Council to deliver additional housing and secure the necessary funding for the programme.

1.22 Given the very high level of housing need and demand in the Borough, the Council is seeking to maximise the number of new homes that can be delivered through the estate regeneration programme, to make best use of its land assets to enable delivery of new homes. This requires balancing the expectations of existing residents on estates (who may desire to keep their estate at a relative low density) with the needs of both those on the housing waiting list and existing tenants living in overcrowded properties, who need affordable homes now, and the requirements of future generations to have good quality housing and neighbourhoods to live in. The changes that are being made through this programme need to seek to create places that are sustainable:

- that create desirable, high quality residential neighbourhoods that provide a good quality of life for residents and enable the formation and continuation of cohesive and supportive communities;
- that are cost effective to manage and maintain into the future, that enable the formation of mixed communities with a variety of income profiles; and,
- that provide good quality environments, are resource efficient and provide good local amenity.

1.23 Taking into account the strategy and objectives of the programme, as set out above, the generic priorities for developing masterplan objectives for each estate are:

- to achieve a high quality and sustainable residential neighbourhood;
- to maximise the number of new homes in response to housing demand, taking into consideration planning constraints and expectations and local social and physical infrastructure;
- to meet the housing needs of the residents on the estate;
- to achieve the best possible viable balance of tenures for the additional new homes, with an aspiration to secure up to 60% homes for council rent and 40% private sale/private rent;
- to harness the process of estate regeneration to deliver positive benefits to the local area; and,
- to seek to minimise the disruption caused to existing residents during both the decant and construction processes.
1.24 The Council’s objectives for estate regeneration and housing delivery (set out in the above paragraphs) have been applied to consideration of the options available for regeneration or redevelopment of Cressingham Gardens. The assessment of options is set out in detail in Appendix A.

Estate Regeneration – Programme Level Consultation

1.25 The March 2015 Cabinet report on Cressingham Gardens included draft documents: Information for Secure Tenants and Information for Homeowners. These set out the “Key Guarantees” (see page 4 of each of these documents as attached as part of Appendix A) and the various options that will be available to secure tenants and homeowners, when regeneration of an estate is progressed. These documents have been widely consulted on with tenants and homeowners across five of the six estates in the estate regeneration programme.

1.26 As a consequence of the consultation, amendments have been made to the Key Guarantees. These are shown as track-changes to the draft documents and are annexed to Appendix A. In addition to the clarifications to the Key Guarantees, a definition of ‘resident homeowner’ has been included within the Information Document for Homeowners.

2. Proposal and Reasons

Proposal

2.1 The proposal is to proceed with redevelopment of the entire Cressingham Gardens estate, to procure a development management team to help the Council to work up a masterplan for the entire estate and to seek to secure a planning consent for development. This has many advantages over the more limited partial regeneration options, as set out in paragraphs 2.12 onwards and Appendix A.

2.2 Redevelopment of the Cressingham Gardens estate means assumed demolition of all existing properties on the estate and replacement with a minimum of 464 new homes.

2.3 In parallel with the procurement of the development management team, a set of masterplan objectives (as provided in draft in Appendix A) will need to be finalised before end of October, where such objectives will incorporate the following:

- financial viability;
- regeneration of the entire estate (that is replacement of all existing homes); and
- delivery of a minimum of 464 new homes.

2.4 The procurement strategy to be pursued is very similar to the approach that has been taken for the Somerleyton Road project. It will involve procuring a development management team to work up the masterplan for the project, to secure a planning consent for that masterplan, to assist the Council in land assembly (such as a compulsory purchase order, if needed) and to assist the Council in the procurement of
construction contractors. The Council intends to fund directly the design, planning and land assembly processes.

2.5 As the masterplan is developed, it may become apparent that acquisition of additional land holdings adjacent to the estate, in particular where such land holdings might be partly enclosed by the land area of the estate, would enable an enhanced masterplan to be produced and allow delivery of more homes. Where this is the case, the following tests should be applied:

- that the incorporation of such additional land area within a masterplan would qualitatively improve the estate in placemaking terms (either within the masterplan area and in terms of how it fits within its wider context); and
- that incorporation of such additional land area would achieve net additional new homes.

Incorporation of such additional land holdings should be pursued in first instance through negotiation with the existing landowners. If this is not successful, then inclusion of such properties within the Cressingham Gardens redevelopment would be confirmed at the time the Council decides whether to proceed with a compulsory purchase order for the estate.

2.6 There is a strong likelihood that a compulsory purchase order (CPO) will be required in order to proceed with the redevelopment. This is most likely to be once the masterplan has been prepared and the perimeter for the future estate determined, prior to making a planning application. This will enable the making of a CPO to run in parallel with the planning determination process.

2.7 The "Key Guarantees" for secure tenants and homeowners, provided in the information documents which are annexed to Appendix A, are now considered finalised for Cressingham Gardens. These will now be implemented at Cressingham Gardens in accordance with the following principles:

- they will be implemented in the context of existing Lambeth Policies, noting specific exceptions that are set out in the above referenced information documents;
- officers will be tasked to work with the residents of the Estate to formulate a local lettings policy that will determine how new built homes will be allocated, taking into consideration the housing needs of the existing residents on an estate; and
- while recognising that there is no obligation on the Council to do this, officers should explore what opportunities there may be to provide assistance to tenants of private landlords on estates, with a view to enabling such tenants to remain part of the community of the estate or at the least to remain part of the community of Lambeth.

2.8 Also attached to this Cabinet Report are drafts of the following documents:

- Appendix B – Draft Assured Lifetime Tenancy (for consultation); and,

These documents will now be consulted on at Cressingham Gardens. In the case of the draft Decant Policy, this is an early draft that may be further refined before being consulted on.

2.9 The Council is also in the process of preparing draft leases that will support the Key Guarantees for Homeowners. These will also be consulted on in due course.

2.10 The design brief for the development management team (to be procured) will look to develop a phasing strategy for the regeneration of the estate so as to minimise the need to move anyone temporarily off the estate and to make sure (as far as is possible) that households only need to move once.

2.11 The design brief will also seek to minimise disruption to residents on the estate through both the re-housing and construction processes.

**Reasons Recommended Option**

2.12 The reasons for the chosen redevelopment strategy for Cressingham Gardens are set out below and in more detail in Appendix A.

2.13 A combination of social, economic and environmental considerations, as well as viability issues, lead to a recommendation to seek to redevelop the Estate through demolition of all the existing dwellings and replacement with new and additional new homes.

2.14 Regeneration of the entire Estate (Option 5) is preferred for the following reasons:

- Option 5 better enables the Council to meet its objective to deliver new homes for council rent.
- Option 5 also delivers more homes generally and will enable more residents of Lambeth to live in better quality homes.
- Option 5 better enables the Council to resolve existing overcrowding across the Estate.
- Option 5 delivers a greater quantum of new homes meeting Tenancy Strategy.
- Considering the various viability scenarios, Option 5 is more likely to better enables a tenure mix close to the Council’s aspirations.
- Whilst both options will provide home in excess of the Lambeth Housing Standard, Option 5 provides more homes at a higher standard, and more certainty that they will stay at a high standard for longer.
- Option 5 provides more certainty that residents on the Estate will be able to live in homes that meet the Lambeth Housing Standard.
- Whilst Option 5 may give rise to more disruption in the short-term, Option 5 provides more certainty that more people will have a better quality of life into the future.
There is less risk associated with viability of Option 5, given the uncertainties around refurbishment costs and how marginal viability is for Option 4.

Option 5 baseline enables a much shorter pay-back period. Pay-back periods for Option 4 are not only longer, they are likely to be well over 50 years, which is far too long for refurbished properties, outside the likely life-span of the buildings.

**Procurement Strategy**

2.15 The reasons for the selected procurement strategy for taking forwards regeneration of the estate include:

- this approach best enables the Council to control all elements of the project including quantum, design, housing mix, housing tenure and cost; and,
- this direct delivery route negates the need for a ‘developer margin’ which is currently at 20% for most schemes; this means that more value can be reinvested back into the developments themselves, improving the quality of housing and the proportion of affordable housing.

2.16 The reason for commencing procurement of a development management team for the Estate now is to progress this projects as quickly as possible, recognising that delays to estate regeneration projects can cause added stress to residents. The procured development management team will have been procured and be ready to start work at the time that the masterplan objectives are finalised for the estate.

**“Key Guarantees”**

2.17 The reason for adopting the “Key Guarantees” as set out in the documents Information for Secure Tenants and Information for Homeowners and providing the draft documents identified in paragraphs 1.25 and 2.7 are as follows:

- to provide those who will be affected by regeneration with as much certainty as possible to enable them to understand better how regeneration will affect them;
- to provide confidence to those who will be affected by regeneration that, as far as is possible, they will not be made homeless as consequence of regeneration;
- to set out how tenants and homeowners will be compensated for being forced to move or have to sell their home as a consequence of regeneration;
- to enable the Council to negotiate with homeowners either to acquire their properties or to enter into an equity swap agreement; and,
- because it is quite possible that CPOs may be required to facilitate the delivery of each estate and to make it clear that negotiations with leaseholders will be taking place in that context.

3. **Finance**

3.1 Taking forwards the estate regeneration programme represents a commercial endeavour for the Council. Each estate regeneration project is a significant development project that will require commercial and financial acumen and understanding and management of development risk.
3.2 At this early stage of the programme, individual projects need to be assessed on their own financial merits to determine whether or not they are viable to be progressed.

3.3 As stated in paragraph 1.20, it is the Council’s intention to establish an SPV to facilitate the delivery of the new homes. This will need to be supported by appropriate commercial advice and expertise. In due course, this may enable a degree of cross-subsidy from one project to another. However, in the shorter term, projects that are being progressed as part of this programme are each being considered separately in terms of financial viability.

3.4 At the time that the masterplan objectives are being confirmed for each project, then these will be tested for viability in order to provide confidence that a project can be progressed. To this end, given that the headline masterplan objectives for Cressingham Gardens are being confirmed within this Cabinet report (number of dwellings to be replaced and minimum number of new homes to be built), then these have been tested to confirm viability.

3.5 Consultants have been retained to develop financial appraisals of the estates within the programme. A process has been followed to ensure that the prepared financial model is consistent with the Council’s financial requirements and assumptions made in the current Housing Revenue Account (HRA) 30 Year Business Plan. The HRA Business Plan in the short to medium term deals with the need to complete the Council’s LHS programme commitment and the HRA’s ability to fund and resource that. There is no scope due to affordability constraints to fund any Estate Regeneration projects from within existing HRA Resources during this time either for regeneration or redevelopment.

3.6 Consultants have been retained to carry out the viability analysis on the basis of the massing studies that have been undertaken. These provide an approximation of the minimum number of dwellings that can be accommodated on the Estate. Layered onto this are the Council’s objectives for individual projects, as set out in paragraph 1.23 (such as aspirational tenure split).

3.7 When comparing different options (such as partial or complete regeneration), a process has been pursued whereby numerous different scenarios have been tested for viability. These have then been considered against the following tests to consider, in the round, which regeneration options are better:

- positive Net Present Value (NPV) essential;
- delivers the re-provision of existing homes in line with the Key Guarantees to residents;
- meets as a minimum Council planning policy and Council tenancy strategy on affordable housing for the net additional new homes;
- quantum of new homes provided – which option provides more;
- quantum of new homes for council rent – which option provides more;
• tenure split between market and affordable homes – which option is best able or closest to being able to provide a 60% affordable/40% market split;
• nature of market housing – preference for private rent;
• pay-back period – preference for shorter pay-back periods, while acknowledging that the Council is able to invest in the local community over a far longer period than a private developer, to support the needs of local families; and
• subsidy – which option requires the least subsidy to meet the above objectives.

3.8 This process has been carried out in regard to the two remaining options for Cressingham Gardens. This analysis is provides in Appendix A. It is the Council’s consideration that complete redevelopment of the Cressingham Gardens estate better meets the Council’s viability objectives.

3.9 The Council’s Financial Planning and Management Team have been involved in the process from the outset. The conclusion reached regarding the relevant option is born out of the financial analysis of the scheme.

3.10 The underlying financial assumptions used in the analysis are correct and in line with the HRA 30 Year Business Plan.

4. Legal and Democracy

4.1 Section 1 of the Localism Act 2011 introduced a new “general power of competence” for local authorities, defined as “the power to do anything that individuals generally may do” and which expressly includes the power to do something for the benefit of the authority, its area or persons resident or present in its area.

4.2 Section 9 of the Housing Act 1985 empowers the Council to provide housing accommodation by erecting houses, or converting buildings into houses, on land acquired by them.

4.3 Section 105 of the 1985 Housing Act requires the Council to maintain such arrangements as it considers appropriate to enable those of its secure tenants who are likely to be substantially affected by a matter of housing management, including a new programme of maintenance, improvement or demolition:

a) to be informed of the authority’s proposals in respect of the matter; and
b) to make their views known to the authority within a specified period.

4.4 The Council is required, before making any decision on the matter, to consider any representations made to it in accordance with those arrangements.

4.5 Article 1 of The First Protocol of the Human Rights Act 1998 provides that every person is entitled to the peaceful enjoyment of their possessions and that no one shall be deprived of their possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law. These provisions
do not impair the rights of the state to enforce such laws as it deems necessary to
control the use of property in accordance with the general interest or to secure the
payment of taxes or other contributions or penalties.

4.6 Section 149 of the Equality Act 2010 requires the Council in the exercise of its functions
to have due regard to the need to:

(a) eliminate discrimination, harassment, victimisation and other form of conduct
prohibited under the act; and,
(b) to advance equality of opportunity and to foster good relations between persons who
share a relevant protected characteristic (age, disability, gender re-assignment,
pregnancy and maternity, race, religion and belief, sex, and sexual orientation) and
persons who do not share it.

4.9 Having regard to the need to advance equality of opportunity between persons who
share relevant protected characteristics and persons who do not share it involves having
due regard, in particular, to the need to:

(a) remove or minimise disadvantages suffered by persons who share a relevant
protected characteristic that are connected to that characteristic;
(b) take steps to meet the needs of the persons who share that characteristic that are
different from the needs of persons who do not share it; and,
(c) encourage persons of the relevant protected characteristic to participate in public life
or in any other activity in which participation by such persons is disproportionately
low.

4.10 This proposed key decision was entered in the Forward Plan on 29 May 2015, having
subsumed a previous edition of estate regeneration reports, and the necessary 28 clear
days’ notice has been given. In addition, the Council’s Constitution requires the report to
be published on the website for five clear days before the proposed decision is approved
by the Cabinet Member. Any representations received during this period must be
considered by the decision-maker before the decision is taken. A further period of five
clear days - the call-in period – must then elapse before the decision is enacted. If the
decision is called-in during this period, it cannot be enacted until the call-in has been
considered and resolved.

5. Consultation and Co-production

5.1 A more detailed summary of historic consultation at Cressingham Gardens was included
in the Cabinet Paper of March 2015; a summary of the additional consultation that has
taken place since March 2015 is provided in Appendix A.

5.2 Estate regeneration projects involve a series of stages of work. There is initial feasibility,
during which the Council is making a first approach to residents to discuss regeneration
of the estate, followed by a process of engagement, in which residents can become
closely involved in the planning and design of the future of their estate. The initial
feasibility stage inevitably involves tensions between the Council and residents and it is sometimes difficult to reach agreement, because of opposing objectives: some residents naturally may want to pursue options that minimise disruption with only refurbishment work, whereas the Council has the responsibility to also consider the needs of the wider community of Lambeth and in particular the need for additional new homes in the Borough.

5.3 While the Council can seek to engage and consult with the residents as much as possible, it has to be recognised that it may not be possible to achieve full agreement with residents in the process of confirming masterplan objectives (involving confirmation of the number of homes to be replaced and the target minimum number of additional new homes to be provided).

5.4 Once masterplan objectives have been confirmed, the council will continue to work with residents in detailed design and masterplanning both of the estate and of their new homes.

5.5 To progress the feasibility work on each estate, the Council has engaged with consultant teams that have each included experts in resident engagement. Going forwards, it will be a key requirement of procured development management teams that they demonstrate experience and expertise on resident engagement and an ability to work in a co-production manner.

5.6 In addition to the above, the Council has already retained an Independent Resident Adviser for Cressingham Gardens. For the other estates, a panel of Independent Resident Advisers is being established with the help of the Tenants and Leaseholder Councils; this panel will then be available for residents on each estate to select a preferred Adviser for themselves.

6. Risk Management
6.1 A project team is in place and a risk register is maintained. Key risks and mitigations are noted below:

<table>
<thead>
<tr>
<th>Risk Description</th>
<th>Likelihood</th>
<th>Impact</th>
<th>Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residents do not engage and actively oppose any option which involves demolition and new build</td>
<td>H H</td>
<td></td>
<td>Co-production and on-going involvement to ensure that proposals reflect local wishes as far as it offers VFM. Effective communication and consultation strategies and action plans.</td>
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<tr>
<td>Residents do not validate the data on which regeneration, demolition and new build actions are based</td>
<td>H H</td>
<td></td>
<td>Resident reps involved in the project team, can validate how options are arrived at having access to relevant information.</td>
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<tr>
<td>Residents take external legal</td>
<td>H H</td>
<td></td>
<td>Project plan – delivery stage addresses tasks required to mitigate</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Resident reps involved in the project team,</td>
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</table>
7. **Equalities Impact Assessment**

7.1 There are significant equalities issues that may arise as a consequence of this estate regeneration programme; these will need to be managed through the course of regenerating each estate.

7.2 An Equalities Impact Assessment has been carried out for Cressingham Gardens to support the recommendation in this Cabinet report to regenerate the entire estate. This Equalities Impact Assessment is based on the information available at the time of this decision and given the level of work that has been carried out so far on the estate. Information that has been used to undertake this Equalities Impact Assessment includes:

- Local and Borough-wide Demographic Data;
- Information held by Lambeth Living;
- Consultation work across the estate over the last 2 years;
- Household Needs Survey (carried out in February/March 2015); and,
- Test of Opinion Survey (carried out in May/June 2015).

7.3 A key action that arises from the Cressingham Gardens Equalities Impact Assessment is a need to explore how to mitigate potential living cost increases arising from the regeneration, such as rent increases and service charge changes. Mechanisms that the Council is exploring to mitigate these is to implement a phasing in of new rents over, say, a 5-year period and to ensure that the design brief demands careful consideration of the future service and utility charges on the estates.

7.4 As the development strategy is progressed for the Cressingham Gardens estate, it will be important to consider the whole living cost associated with moving into new homes
both in the short and longer term and work with residents to identify ways to minimise the impact of any additional costs.

7.5 As the Cressingham Gardens regeneration project is progressed, then more information will be obtained over time regarding the residents on the estate and the communities in the areas surrounding the estate. This will allow more detailed equalities assessments to be undertaken to support more detailed decisions on design, phasing and other particulars of the development strategy.

8. **Timetable and Implementation**

8.1 The diagram on the following page shows a potential programme for Cressingham Gardens; this will become clearer, refined and more detailed over time.

8.2 The programme suggests that first construction of an initial phase of development on the estate could commence during 2017.
# Cressingham Gardens Estate Redevelopment - Indicative Programme

<table>
<thead>
<tr>
<th>Feasibility</th>
<th>Oct-15</th>
<th>Apr-16 to Jul-16</th>
<th>Aug-16 to Jan-17</th>
<th>Nov-17 to Jul-18</th>
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<tbody>
<tr>
<td>Masterplanning</td>
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<td>Planning Application Preparation</td>
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<td>Planning Determination</td>
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<td>CPO Referencing</td>
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<td>CPO Inquiry Preparations</td>
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<td>CPO Inquiry</td>
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<td>Engagement with residents in design</td>
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<td>On-going consultation</td>
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<td>On-going consultation</td>
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<tr>
<td>Phase 1 construction (no CPO Required)</td>
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<tr>
<td>Phase 2 and beyond - commencement</td>
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<tr>
<td>Formulation of phasing strategy for decant</td>
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<tr>
<td>On-going buy-back - non-residents</td>
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<td>On-going buy-back - non-residents</td>
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<tr>
<td>First decant to new properties</td>
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<tr>
<td>Confirm detailed housing needs on estate</td>
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<td>Finalise Decant Policy</td>
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<td>On-going consultation</td>
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<tr>
<td>Finalise new tenancies/leases</td>
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<td>On-going consultation</td>
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<td>6 to 9 months</td>
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<td>6 to 9 months</td>
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- Confirm Masterplan Objectives
- Viable Masterplan
- Planning Application (probably hybrid)
- Outline + detailed
- Authorise to proceed with CPO
- Make CPO
- CPO Confirmed
9. Community Safety

9.1 New development will contribute positively to community safety by removing areas that attract anti-social behaviour and providing more passive surveillance of streets and spaces. The wider regeneration initiatives will promote estate pride and actively design out the potential for crime as part of the development process.

### Audit trail

<table>
<thead>
<tr>
<th>Name/Position</th>
<th>Lambeth cluster/division or partner</th>
<th>Date Sent</th>
<th>Date Received</th>
<th>Comments in para:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sue Foster – Strategic Director</td>
<td>Delivery</td>
<td>30.06.15</td>
<td>02.07.15</td>
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<tr>
<td>Mike Pocock: Delivery Director – BGR</td>
<td>Delivery</td>
<td>25.06.15</td>
<td>03.07.15</td>
<td>Throughout</td>
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<tr>
<td>Rachel Sharpe – Commissioning Director</td>
<td>Commissioning</td>
<td>25.06.15</td>
<td>02.07.15</td>
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<tr>
<td>Greg Carson - Legal Services</td>
<td>Enabling</td>
<td>19.06.15</td>
<td>19.06.15</td>
<td>4.1 to 4.9</td>
</tr>
<tr>
<td>David Rose – Democratic Services</td>
<td>Enabling</td>
<td></td>
<td>22.06.15</td>
<td>Throughout</td>
</tr>
<tr>
<td>Hamanth Bharadia/Akuffo, Solomon -Finance</td>
<td>Enabling</td>
<td>23.06.15</td>
<td>23.06.15</td>
<td>3.1 to 3.10</td>
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<tr>
<td>Cllr Matthew Bennett, Cabinet Member</td>
<td>Housing</td>
<td>29.06.15</td>
<td>02.07.15</td>
<td>Throughout</td>
</tr>
</tbody>
</table>

### Report history

| Original discussion with Cabinet Member   | 11.02.15                             |
| Report deadline                           | 01.07.15                             |
| Date final report sent                    | 03.07.15                             |
| Report no.                                | 41/15-16                             |
| Part II Exempt from Disclosure/confidential accompanying report? | No |
| Key decision report                       | Yes                                  |
| Date first appeared on forward plan       | 29/05/15                             |
| Key decision reasons                      | Meets Community Impact Test          |
| Background information                    | [The Community Plan, 2013-16](http://moderngov.lambeth.gov.uk/documents/s55297/06b%2020130403%20Community%20Plan%20FINAL.pdf) |
### Appendices

Appendix A – Cressingham Gardens – update, business case and brief, including the following annexes:

- Plan of the Estate
- Draft Masterplan Objectives
- Household Needs – Survey Summary
- Test of Opinion – Survey Summary
- Financial Appraisal of Options
- Equalities Impact Assessment (Cressingham Gardens)
- Information for Secure Tenants (including Key Guarantees)
- Information for Homeowners (including Key Guarantees)

Appendix B – Draft Assured Lifetime Tenancy
Appendix C – Draft Decant Policy
Appendix A

APPENDIX A – CRESSINGHAM GARDENS
MORE DETAILED BACKGROUND AND CONSIDERATION OF OPTIONS

Cressingham Gardens

Annexes
A  Plan of the Estate
B  Draft Masterplan Objectives
C  Household Needs Survey
D  Test of Opinion
E  Viability Report
F  Equalities Impact Assessment (Cressingham Gardens)
G  Information for Secure Tenants
H  Information for Homeowners

Introduction

1.1  This appendix reviews in more detail the background and options for regeneration, considering the viability appraisal and respective benefits of the alternative options.

1.2  It sets out the relative merits of the comprehensive redevelopment of Cressingham, compared with a partial regeneration.

1.3  It concludes that a full redevelopment that gives all existing residents the guarantee of a high-quality home that meets their needs and which increases the overall number of homes for council rent is the optimum approach.

1.4  This review is based on viability assessments of massing studies (known to residents as ‘Option 4’ and ‘Option 5’), which form a baseline of what can be delivered on Cressingham Gardens. Through a masterplanning process the Council will work with residents to develop a final model for a rebuilt estate, which the council anticipates will further increase the number of additional homes for council rent.

Background

1.5  Cressingham Gardens, located in Tulse Hill, was designed by Lambeth Council’s architects department between 1967 and 1979. The current estate consists of 306 properties. These comprise 201 tenanted properties, 75 leasehold properties, 18 freehold properties. There are 12 void properties.

1.6  Cressingham Gardens was first identified as an estate that would be appropriate for regeneration in the Cabinet Report of 22nd October 2012 (paragraph 2.8).

1.7  Residents were first approached in 2012 to discuss regeneration of the estate.

1.8  This Estate was approached because it was known that there were a significant number of properties across the estate that were (and still are) in very poor condition. The poor state of the properties has since been confirmed through stock condition surveys, as set out in the Cabinet Paper in March 2015, and the Test of Opinion survey (Annex D).
1.9 The Estate was also considered for regeneration in the October 2012 Cabinet Report because the cost of delivering the Lambeth Housing Standard would be prohibitive and because refurbishment works alone would be unlikely to resolve fundamental conditions and design flaws of the properties.

1.10 The various surveys and investigations on the Estate since 2012 have helped to confirm the above assumptions. However, the reason for inclusion of the Estate within the estate regeneration programme has since extended also to include recognition of an opportunity to build more homes, due to the relative low density of the estate, given its location and public transport accessibility levels. There is scope for a significant up-lift in the number of homes in this location.

1.11 In this regard, Cressingham Gardens meets all three of the criteria identified in paragraph 1.10 of the main Cabinet Report.

1.12 Consultation with the residents of Cressingham Gardens estate was first commenced prior to the Council having fully developed its intentions to provide an extra 1,000 homes at council rent levels and to establish a direct housing delivery programme. This consultation also started before it had become apparent that the Housing Revenue Account (HRA) for Lambeth could not fund the refurbishment of the Cressingham Gardens estate.

1.13 The consultation with residents from the outset sought to consider a variety of options from full refurbishment through to complete regeneration. Over time, however, it became increasingly apparent to the Council that only significant regeneration could be progressed.

1.14 In the knowledge that no full refurbishment scenarios could be progressed because they would not be fundable through the HRA, the Council made the Cabinet decision in March 2015 to cease any further consultation on refurbishment scenarios. Despite the limitations on funding through the Housing Revenue Account, the Council has still committed £1.4m to carrying out meanwhile disrepair works across the Estate to make properties weather-tight. Formal s20 consultation on this work has already commenced.

1.15 Since publication of the March 2015 Cabinet report, further meetings and drop-in sessions have been held by the Council together with the on-going monthly Resident Steering Group meetings. There have also been two surveys carried out:

- Household Needs Survey (which took place at the end of February/early March); and
- Test of Opinion Survey (which took place during May).

Summaries of these surveys are attached as Annexes C and D.

1.16 Residents at Cressingham Gardens have also been provided with drafts of the Information for Secure Tenants and Information for Homeowners documents and have had the opportunity to comment on these documents. These documents have
accordingly been revised to take into account various concerns expressed by residents. These documents are attached as Annexes G and H. As stated in the main Cabinet report, the Key Guarantees in these documents are now proposed to be fixed for Cressingham Gardens and will be implemented pending confirmation from Cabinet.

1.17 The Household Needs Survey has provided the following statistical information:

- 25% of the secure tenant households at Cressingham Gardens are overcrowded; and
- when provided with an opportunity to make an open comment about life at Cressingham Gardens, 32% focussed on the state of their property and need for renovation/improvements and 25% focussed on their housing need.

1.18 The Test of Opinion Survey has provided the following statistical information:

- 74% would like to stay at Cressingham Gardens even if their home was to be replaced;
- 58% are satisfied with standard/condition of their home and 42% dissatisfied; yet
- 66% advised that their home suffers from damp/disrepair and 56% advised that it was difficult to keep their home warm in winter;

and in regard to the consultation that has taken place
- 96% of residents are aware of the consultation on the future of the estate;
- 88% familiar with the Options 1 to 5;
- 78% had received the Information documents and 56% understand these;
- 49% felt they had been provided with enough information to formulate a view on the future of the estate;

and in regard to the different regeneration scenarios
- over 35% chose not to comment on the different scenarios at all;
- in regard to partial regeneration - of those who responded on the scenarios, it is difficult to determine the degree of support or opposition to partial regeneration because so many responses were heavily caveated or highlighted other concerns;
- in regard to complete regeneration - of those who responded on the scenarios, around 1/3 supported complete regeneration, 1/3 opposed it and for a 1/3 it was difficult to decipher whether they were for or against.

1.19 The Test of Opinion survey did show that a majority of the residents across the estate were disappointed that the Council had decided not to proceed with the refurbishment options, once it had been determined that such options were not viable.

1.20 The Test of Opinion shows that residents' views are very mixed. There is a core of vocal opponents to redevelopment and simultaneously there is a cohort of proponents of redevelopment. Despite over two years of engagement with residents to consider options, there remains a majority who do not hold strong opinions for or against redevelopment of the Estate.
Other Background Information

1.21 Cressingham Gardens is one of the Hollamby period developments that was considered for listing by English Heritage but turned down. The Twentieth Century Society maintain that it is of sufficient architectural or historic interest to merit designation. This estate is certainly interesting but it would be premature to make judgements on significance prior to the completion of the borough-wide study.

1.22 Legal due diligence has been carried out to confirm that the Council owns the freehold of the majority of the Estate. There are a few properties on the Estate that were disposed of as freeholds. If a Compulsory Purchase Order was confirmed, then there would be no impediments to progressing regeneration of the Estate. A CPO would only be required where leasehold or freehold properties have still not been acquired at the time that a planning application is due to be submitted.

1.23 There has been some initial consultation with other interested parties, such as Brixton Society and Friends of Brockwell Park; factors such as the impact on the Brockwell Park Conservation Area will need to be taken into consideration as the masterplan is developed. This engagement will continue as proposals for the future of the Estate are developed, together with consultation with the communities living in the surrounding areas around Cressingham Gardens.

Regeneration Options

1.24 When the residents were first engaged, they were asked an open question about the future of their estate and the most vocal response favoured refurbishment of the properties. This led to an exploration of five options, two of which represented significant regeneration; the other three options retained and refurbished all (or almost all) the existing properties on the Estate; these refurbishment options were fully explored with residents but were found not to be fundable and consideration of them was ceased via a Cabinet decision in March 2015.

1.25 The regeneration scenarios (Options 4 and 5), which the Council has continued to consider are not masterplans; they are initial massing studies, focussing on those parts of the Estate that could be regenerated, and demarcating those parts that could be retained and refurbished. These studies have enabled an approximate estimate of the number of new homes that could be delivered through regeneration.

1.26 The Options that have been considered to-date should only be considered as indicative. They identify scenarios for the area of the estate to be regenerated and the area to be refurbished. They provide some indication of the numbers of new homes that could potentially be delivered on the different land areas. For the purposes of the decision in this Cabinet Paper, it is the area of the estate to be regenerated on which the Cabinet is making a decision. In this respect:

- Option 4 represents partial regeneration of the estate (also communicated as Scenario 1 to residents). This involves demolition of the northern third of the Estate (naming Crosby Walk, Crosby Way, Longford Walk, Papworth Way, Scarlette Manor and Chandler's Way, and possibly the existing community
building). In the area occupied by these properties a new masterplan would be developed. This Option involves retention and refurbishment of the remainder of the Estate together with some infilling amongst the retained properties; and

- Option 5 (also communicated as Scenario 2 to residents) represents complete regeneration of the whole Estate, involving demolition of all the properties on the Estate and redevelopment according to a new masterplan.

1.27 It is recognised that it was communicated to residents at the end of 2014 that it was unlikely that Option 5 would be viable. However, in the context of limitations on funding for refurbishment, the financial analysis of Option 5 has been revisited.

Table 1 shows the number of homes that would be demolished and provided under each of the identified regeneration options. These numbers are only indicative of what might be possible in the regeneration of the Option 4 area or Option 5 (i.e. entire) area of the Estate. Given that no detailed masterplanning has been undertaken, the numbers of new homes are mainly relevant in the context of the preliminary viability assessments that have been carried out to support this feasibility work.

<table>
<thead>
<tr>
<th>Table 1</th>
<th>New Homes Constructed</th>
<th>No. of homes retained</th>
<th>No. of homes demolished</th>
<th>Net additional new homes</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Option 4</td>
<td>193</td>
<td>185</td>
<td>121</td>
<td>73</td>
<td>Partial Regeneration</td>
</tr>
<tr>
<td>Option 5</td>
<td>464</td>
<td>0</td>
<td>306</td>
<td>158</td>
<td>Complete Redevelopment</td>
</tr>
</tbody>
</table>

1.29 Viability assessments have been undertaken for the above two Options to enable a comparison between their viability and to enable the Council to consider the degree to which partial or complete regeneration of the Estate would meet the Council’s objectives as set out in Section 1 under Delivery Strategy in the main Cabinet report.

1.30 It should be noted that the following analyses have so far been undertaken to explore the regeneration of the Cressingham Gardens estate:

- Stock condition surveys, which have sought to identify the state of the housing across the estate;
- Design Studies (otherwise known as massing studies), which have explored various scenarios of regeneration and which confirm that additional new homes could be accommodated across the Estate;
- Financial appraisals have been carried out of specified design scenarios (Options) to ascertain viability of different approaches to regeneration;
- Funding availability has been considered to identify what degree of refurbishment could be afforded;
- Extensive consultation and engagement with residents over two years;
- Engagement of an Independent Residents Adviser to help residents of all tenures to understand the implications of the regeneration proposals and the Key
Guarantees and supporting information that has been made by the Council (see Appendices G and H);
- Household Needs Survey; and
- Test of Opinion.

Viability Assessment

1.31 A Viability Report prepared by Airey Miller is attached as Annex E.

1.32 Previously considered Options 1 to 3 were rejected in the March 2015 Cabinet Paper because they are not fundable. There does not exist the funding within the Housing Revenue Account to carry out the identified and necessary refurbishment works. The test for fundability is very different to the test for viability. In Options 1 to 3, all existing homes on the estate would have remained within the Housing Revenue Account (HRA) such that any refurbishment of these properties would need to be funded through the HRA, where the Council has reached its limit on affordability of borrowing with all remaining headroom allocated to the Lambeth Housing Standard programme.

1.33 Options 4 and 5, however, can be progressed by other means (such as through a special purpose vehicle) and the cap on borrowing does not, therefore, apply. Consideration of these options is consequently by means of financial viability analysis, looking at scenarios where positive net present values (NPV) can be achieved.

1.34 Many of the existing dwellings at Cressingham Gardens are in a very poor state of repair and do not provide good quality homes. Furthermore there are significant design problems that have been identified through historic stock condition surveys, which would be very expensive to repair. There are also many unknowns regarding the condition of stock, where long-term damp problems may prove much more expensive than envisaged to resolve. In the Council’s opinion, the best case estimated cost of refurbishment for the entire Estate is £9.4m, as quoted in the March 2015 Cabinet Report; this is a minimum cost. (Note this figure of £9.4m includes the £1.4m already committed to disrepair works; there is therefore a minimum of £8m funding that would be required to carry out refurbishment work.)

1.35 In the case of partial regeneration, refurbishment works need to be funded through the regeneration of the remainder of the Estate. This creates a significant cost burden on any scenario that retains any proportion of the Estate. In Option 4, 2/3 of the Estate would be retained and would require refurbishment; it has therefore been assumed that £5.3m would be required to achieve refurbishment of the retained properties.

1.36 On any given masterplan that identifies a potential number of homes to be built, the two key determinants of the viability for new estate regeneration projects are the mix of tenures within the new development and number of additional homes that can be accommodated on an estate (in particular the proportion of additional homes versus replacement homes). In looking at the two Options for Cressingham Gardens, the viability assessments have started with the Council’s aspirational targets, as set out
in paragraph 1.23 of the main Cabinet report, and then rowed back from these positions until a viable solution with positive NPV can be found.

1.37 The baseline assumptions for each of the options are as follows:

- all secure tenanted properties are replaced and re-provided at council rent levels;
- 80% of leasehold/freehold properties are replaced through an equity swap, the remainder of leasehold/freehold properties are bought back;
- £1.68m of Right to Buy (RTB) receipts are used to support the RTB buy backs;
- 30% of capital cost of net gain affordable homes is funded by RTB receipt; and
- a borrowing rate of 5.57%.

1.38 Viable and policy compliant baseline positions (see Table 2) have been identified for each Option. In summary these reflect the following mix of tenures for the net additional new homes:

Table 2

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Private Sale</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>Private/market Rent</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Discount Rent (80% market)</td>
<td>0%</td>
<td>0%</td>
</tr>
<tr>
<td>Local Housing Allowance rate rent</td>
<td>25%</td>
<td>25%</td>
</tr>
<tr>
<td>Council rent</td>
<td>15%</td>
<td>15%</td>
</tr>
</tbody>
</table>

Note that the baseline scenarios are both compliant with Council Planning Policy (minimum of 40% affordable homes) and Council Tenancy Strategy (in which 1 bed and 2 bed properties can be let at LHA rates, but 3 bed and larger must be let at council rents).

1.39 Other viable variations have also been considered (see Table 3 and Annex E), which consider various flexes against the baseline position. These other variations seek to explore the degree to which other aspirations can be met by, for example, changing the tenures or increasing the number of homes. Table 3 shows the tenure splits and numbers of homes according to different tenure for the various scenarios that have been considered:
1.40 As set out in paragraph 3.7 of the main Cabinet report, the Council has applied a series of tests to consider how the different options compare. These are considered below:

### Table 3

<table>
<thead>
<tr>
<th>Positive NPV essential</th>
<th>Both Options can achieve positive NPV solutions.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Delivers the re-provision of existing homes in accordance with the Key Guarantees</td>
<td>Both baseline Options and all variants of these Options deliver re-provision. Option 5, however, responds better to the level of overcrowding indicated across the Estate from the Household Needs Survey.</td>
</tr>
<tr>
<td>Meets the Council planning policy and tenancy strategy on affordable housing for the net gain new homes</td>
<td>Both baseline Options meet relevant Council requirements. Some variants have been tested that are not compliant with Tenancy Strategy in order to consider what the maximum proportion of affordable homes could be delivered. Option 5 can provide an increased percentage of affordable homes without needing to increase scheme density.</td>
</tr>
<tr>
<td>Quantum of new homes provided – which option provides more</td>
<td>Option 5 delivers a greater quantum of new homes overall</td>
</tr>
<tr>
<td>Delivers the re-provision of existing homes in line with the Key Guarantees to residents</td>
<td>Option 5 responds better to the level of overcrowding indicated in the Household Needs Survey.</td>
</tr>
</tbody>
</table>
Quantum of new homes for council rent – which option provides more  

Option 5 delivers a greater quantum of new homes for council rent.

Tenure split between market and affordable homes – which option is best able to provide a 60% affordable/40% market split  

Whilst neither baselines achieve this objective, it is easier to move towards this target in Option 5 than in Option 4 as can be seen in the various scenarios tested in the Viability Report.

Nature of market housing – preference for private rent  

Whilst neither baselines achieve this objective, it is easier to move towards this target in Option 5 than in Option 4 – as demonstrated in some of the variations considered.

Pay-back period – preference for shorter pay-back periods  

The baseline for Option 5 enables a shorter pay-back period, which is a better starting place in viability terms. Pay-back periods for Option 4 are not only longer, they are typically over 50 years, which is far too long for refurbished properties and outside the likely life-span of the buildings.

Subsidy – which option requires the least subsidy to meet the above objectives  

Both options rely on a proportionate level of subsidy – being £1.5m towards RTB buybacks and 30% of the construction costs of the net additional affordable homes.

Other factors that need to be taken into account in considering the viability and financial risks associated with the different Options include:

- In complete regeneration there is more scope to increase the number of homes that can be delivered above that identified for Option 5 because this massing study does not fully take into account the improved public transport accessibility in the southern part of the Estate, whereas in Option 4 there is very limited scope for increasing the number of homes (if this were required to improve viability of the project).

- The refurbishment costs that have previously been identified, as set out in the March 2015 Cabinet Report, are minimum costs. Any increases in these costs, particularly since they have to be incurred at the project outset, would significantly compromise viability of Option 4. The NPV for the baseline Option 4 is so slight and the pay-back period so long, that only a very small increase in these refurbishment costs would tip this Option into not being viable.

- The significant level of over-crowding across the Estate, as identified through the Housing Needs Survey, means that it may be difficult to resolve this over-crowding in Option 4 without significantly reducing viability of that Option (in that resolution of the over-crowding would likely require a higher proportion of the net additional affordable homes to be larger units).
1.42 In conclusion, from a financial viability perspective, Option 5 would appear to be preferable.

**Assessment of Complete versus Partial Regeneration**

1.43 As set out in the March 2015 Cabinet Paper, each of the regeneration options are also assessed against a set of criteria (encompassing social, environmental and economic factors); these are:

1. Homes meet the Lambeth Housing Standard
2. Additional homes for Council rent are built
3. Quality of life for residents is improved
4. Residents influence over decision-making is increased
5. The scheme is financially viable for the Council

1.44 The table below considers the two remaining Options (as defined in paragraph 1.26):

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Option 4</th>
<th>Option 5</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Homes meet the Lambeth Housing Standard</td>
<td>All new homes would meet and exceed the Lambeth Housing Standard, albeit given the known chronic design problems with some of the properties it may be difficult to continue to maintain these to the Lambeth Housing Standard. It would be unlikely that all the over-crowding already identified across the whole Estate could be resolved.</td>
<td>All new homes would meet and exceed the Lambeth Housing Standard. All existing over-crowding could be resolved through the regeneration.</td>
</tr>
<tr>
<td>2. Additional homes for council rent are built</td>
<td>Because of the refurbishment costs loaded onto the project and the limited up-lift in the total number of homes associated with this Option, only a small number of additional homes for council rent can be delivered.</td>
<td>There would be a greater net gain of new homes for the wider Borough. This Option enables delivery of more new homes for council rent. With only a small increase in density over the Option 5 massing study, the Council’s aspirational targets can almost be met.</td>
</tr>
<tr>
<td>3. Quality of life for residents is improved</td>
<td>Many, if not most, residents would experience disruption in the short-term; the works to refurbish some of the properties may require residents to move out of their homes for extended time periods. All residents in the part of the Estate to be regenerated would experience disruption in the short-term. In due course, most residents would have an improved quality of life.</td>
<td>All residents would experience disruption in the short-term. All residents would experience an improved quality of life in the long-term. A greater number of Lambeth residents currently living in temporary or inadequate accommodation could be re-housed in good new homes on the Estate. There is more scope in this option to</td>
</tr>
</tbody>
</table>
Some properties, however, may remain in poor condition because of inherent design problems and long-term disrepair. This would provide improved community facilities and amenity and deliver wider regeneration in the local area.

### 4. Residents influence over decision-making is increased

| Residents influence over decision-making is increased | Some residents would be able to influence the masterplanning process. Residents would have limited ability to influence the refurbishment of existing properties. | All residents would be able to influence the masterplan for the whole new estate and be involved in the decision-making regarding the future of the Estate. |

### 5. Scheme is financially viable for the Council.

| The regeneration is viable, but very marginal. A very small increase in the refurbishment costs would make the project unviable. | The regeneration is viable and requires less compromise (compared to Option 4) against other Council objectives. |

1.45 The combination of these factors (the social, economic and environmental considerations, as well as the viability issues) leads to a recommendation to seek to redevelop the Estate through demolition of all the existing dwellings and replacement with new and additional new homes. Regeneration of the entire Estate is preferred.
Annex B – Masterplan Objectives

Cressingham Gardens – Masterplan Objectives - DRAFT

This set of objectives is an initial draft and will be developed further and refined in collaboration with residents in parallel with procurement of the development management team.

A masterplan for the redevelopment of the entire Cressingham Gardens estate.

Objectives to be achieved by the masterplan include:

- To be financially viable
- To deliver a minimum of 464 homes, in order to regenerate the estate and to help meet housing need within the London Borough of Lambeth (fixed by Cabinet decision)
- To provide replacement homes for all existing residents (tenants and homeowners) who wish to remain living on the Estate, in order to enable the existing community to continue to live on the estate (fixed by Cabinet decision)

While ensuring financial viability:

- To maximise the proportion of affordable homes within the net additional homes, aiming to achieve a target of 60%, in order to help meet housing need within the Borough;
- To work closely with existing residents in the formulation of the masterplan and design vision for the new Estate;
- To reprovide, as a minimum, existing community facilities and play space, taking into consideration the population increase on the Estate and the opportunity for wider benefits for the community in Tulse Hill;
- To achieve a phasing strategy that maximises single moves and, as far as possible, eliminates the need to relocate any household temporarily off the Estate; and considers the needs of residents during the construction period
- To take into consideration the location of the Estate, in particular its adjacency to the amenity of Brockwell Park, from the perspective of both residents on the Estate and users of Brockwell Park;
- To understand the character and characteristics of the existing buildings and layout that are cherished by existing residents and, where possible, to seek to embrace these in the new masterplan, design vision and designs;
- To embrace good practice environmental and sustainable design principles; including successful mixed tenure design
- To minimise long-term costs in use for residents; and management and maintenance costs for the estate as a whole and for individual buildings; and
- To incorporate any additional discrete plots of land, as agreed with the Council, where this would improve the quality of the masterplan and achieve a net increase in the number of homes.
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Summary
The London Borough of Lambeth (Lambeth) commissioned Acuity to carry out a face-to-face survey of residents on the six estates that have the potential for regeneration that both improves the conditions for existing residents and offers opportunities for the provision of new homes. In order to understand the issues and challenges on each of these estates a household survey was commissioned seeking to identify key information from residents about their household and property. This report covers one of those estates - Cressingham Gardens. The survey was carried out during February/ March 2015 and has been updated to include submissions of completed surveys received after the closing date.

Survey aims
Lambeth Council required updated information that could inform decisions about the Cressingham Gardens estate regeneration programme following the changes that have taken place since the previous housing survey carried out in 2009.

There are 306 properties on the Cressingham Gardens estate, either owned by Lambeth Borough Council or privately owned on a leasehold or freehold basis.

Out of these 306 properties, 286 were visited to carry out a face-to-face survey during February/March 2015. 59% of residents were interviewed (144) and 15% completed a survey and sent it in by post (25), making a total of 169 completed surveys.

Properties not included in the survey were either empty or full details of ownership were unknown.

Demographics
The majority of residents overall are between 35 years and 54 years of age (51%), around a third are aged 55 years or older (30%) and almost a fifth aged 34 years or under (20%).

There are more single adult households (45%) than family households (one-parent families 17% and two-parent families 15%). Households with two adults (15%) or with three or more adults aged 16 years or over (8%) make up the remaining population.

Of those interviewed, just under half (48%) are in employment (full or part-time) and 14% are retired. A fifth of residents have a long-term sickness/disability (22%) and smaller numbers are at home looking after family (4%) or in full-time education (3%).

Over three-quarters of residents follow a religious faith - Christian (67%), Muslim (8%) or Other (2%). One in seven residents do not follow a religion (15%) and 8% preferred not to say.

Around a third of residents are White British (33%) – with residents of Caribbean, African or other White background making up the largest groups in the minority-ethnic population.

89% of residents use English as the main spoken language in the household. The remaining households speak a variety of different European or African languages.
Health issues
A significant number of residents reported that they or a member of their household have a disability or medical condition that affects the size, location or design of the home they live in (48%).

This mostly affects residents by way of mobility problems and the most common aids and adaptations that have been carried out are bathroom fittings (shower/wet room facilities) and handrails.

Length of residency
Around a third of residents surveyed have been in their property for less than 5 years (29%) - this was more likely to be case for those in leasehold/freehold accommodation. Around a fifth of residents have been in residence for over 20 years (22%) or 10 - 14 years (19%), with slightly fewer in residence for 5-9 years (17%).

Property characteristics
Properties of all types and bedroom sizes were included in the survey responses. More than two-thirds of residents felt that they had the right number of bedrooms for their needs (70%), with around a third of the opposite view (30%). A quarter of residents consider they are overcrowded (26%) and 9% that they are currently under-occupying.

Communication and information
Two-thirds of residents appear to prefer to be telephoned about things that affect them as a resident (66%), with over two-fifths happy to receive communications by letter (46%) and a fifth by email (22%).

31% of households interviewed read the South London Press (31%), with fewer reading the Brixton Bugle (15%) or Streatham Guardian (8%).

Regeneration
Over half of residents would like to see improved community facilities as part of the future plan at Cressingham Gardens (51%), with around a third also wanting improved play areas (34%), health services (32%), local shops (30%) and local transport (29%).

Open comments
125 residents provided comments on their future household needs and their views of the regeneration proposals. Two-fifths of the comments were around the type of property improvements/renovations that are required (39%) or the regeneration proposals (38%), with other comments covering individual housing needs (16%) or other issues (6%).
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</tbody>
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Appendix 1 - Questionnaire script
1. Introduction

Acuity (an independent research agency specialising in the housing sector) was commissioned to undertake an independent survey of the London Borough of Lambeth’s (Lambeth) residents to refresh current data on household needs and help inform the development of the regeneration proposals for the future of six Lambeth borough estates. This is the final report covering the survey carried out at Cressingham Gardens in February/March 2015 which now includes postal surveys received in April and May.

1.1 About Cressingham Gardens

Cressingham Gardens, a housing estate in the London Borough of Lambeth is one of six estates in Lambeth’s estates regeneration programme.

Located next to Brockwell Park, the estate was built in the 1960s and contains 306 properties of mixed tenure – Lambeth owned tenanted properties, freehold properties and leasehold properties.

Cressingham Gardens has a diverse and dynamic community who are keen to remain in the area.

Most of the social housing in Lambeth Borough (1,980 homes) was developed after the Second World War and is now in the process of regeneration over a 15-20 year period. It is expected that around 4,600 new homes will be built.

1.2 Aim of the survey

The aim of the survey was to provide fresh data that can usefully inform decisions about the regeneration of the Cressingham Gardens estate as well as to update records on residents’ households needs and future requirements.

1.3 Sampling frame and fieldwork

Lambeth elected to carry out a face-to-face survey of all households currently living within Cressingham Gardens estate in order to achieve the highest possible response rate.

Letters were sent out to all resident households advising that Acuity had been appointed to carry out a survey on behalf of Lambeth Council. As an incentive four prizes of £50 shopping vouchers were offered, to be drawn from those taking part.

Five interviewers were used for the project, who visited each property up to three times at different times of the day to speak to the resident. If there was no answer on the third occasion a questionnaire and reply paid envelope was left requesting that the survey be returned by post.

In all, it was possible to carry out 144 face-to-face interviews and 25 surveys were returned by post - a 59% response rate. A breakdown of the responses from different tenures is shown in Figure 1.

<table>
<thead>
<tr>
<th>Tenure</th>
<th>Nbr visited</th>
<th>Nbr surveys completed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lambeth tenanted stock</td>
<td>202</td>
<td>123</td>
</tr>
<tr>
<td>Homeowners: Leasehold/Freehold</td>
<td>84</td>
<td>28</td>
</tr>
<tr>
<td>Sub-lessee</td>
<td></td>
<td>14</td>
</tr>
<tr>
<td>No answer given</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>286</strong></td>
<td><strong>169</strong></td>
</tr>
</tbody>
</table>

Figure 1: Property tenure breakdown
Reasons for not taking part were:

- No answer at 131 properties (questionnaires were left with a reply paid envelope for return)
- 6 – empty
- 1 – no English spoken
- 2 – refused/other

1.4 Survey design

The script used by the interviewers comprised of 29 questions and took around 15 – 20 minutes to complete depending on household characteristics. A copy of the script can be found in Appendix 2.

1.5 Presenting the findings

This report presents the findings of the survey by:

- Household profile, ethnicity, car ownership
- Health issues
- Property details
- Housing needs
- Equalities
- Communication and information
- Residents’ views on information and consultation

The household details will be made available to the Council in a separate confidential password protected spreadsheet and will not be published or available for general use.

1.6 Notes to figures

Throughout this report the figures show the results as percentages and base numbers are also shown where appropriate.

Rounding

The vast majority of figures show the results as percentages. The percentages are rounded up or down from one decimal place to the nearest whole number, and for this reason may not in all cases add up to 100%.

Rounding can also cause percentages described in the supporting text to differ from the percentages in the charts by 1% when two percentages are added together. In some parts of the report percentages may be expressed to one decimal place.
2. Resident demographics

The following analysis of results looks at the current demographics of Cressingham Gardens as indicated by the survey.

2.1 Age of residents

Almost a quarter of all council tenants who were willing to give their age are over 65 years old (23%), with over half (51%) aged between 35 years and 54 years. One in six tenants are 34 years or under (17%).

Fewer residents in leasehold or freehold properties are aged 65 years or over (14%), half aged between 35 years and 54 years (50%) and almost a third (28%) aged 34 years or under.

Figure 2.1: Age range of resident

<table>
<thead>
<tr>
<th>Age Group</th>
<th>All residents (base 141)</th>
<th>Tenants (base 103)</th>
<th>Leaseholders/Sub-lessees (base 36)</th>
</tr>
</thead>
<tbody>
<tr>
<td>18 years - 24 years</td>
<td>5%</td>
<td>5%</td>
<td>6%</td>
</tr>
<tr>
<td>25 years - 34 years</td>
<td>15%</td>
<td>12%</td>
<td>22%</td>
</tr>
<tr>
<td>35 years - 44 years</td>
<td>19%</td>
<td>17%</td>
<td>25%</td>
</tr>
<tr>
<td>45 years - 54 years</td>
<td>32%</td>
<td>34%</td>
<td>25%</td>
</tr>
<tr>
<td>55 years - 64 years</td>
<td>9%</td>
<td>9%</td>
<td>8%</td>
</tr>
<tr>
<td>65+ years</td>
<td>21%</td>
<td>23%</td>
<td>14%</td>
</tr>
</tbody>
</table>

Gender

The balance between male and female respondents to the survey was quite evenly split, 52% female and 48% male.

Figure 2.2: Gender of residents

<table>
<thead>
<tr>
<th>Gender</th>
<th>All residents (base 167)</th>
<th>Tenants (base 121)</th>
<th>Leaseholders/Sub-lessees (base 46)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
<td>46%</td>
<td>44%</td>
<td>50%</td>
</tr>
<tr>
<td>Female</td>
<td>54%</td>
<td>56%</td>
<td>50%</td>
</tr>
</tbody>
</table>

Household characteristics

The most common household type on the estate is single adults (45%).

Other households groups interviewed for this survey are listed in figure 3.3, which shows that the smallest individual group are households with three or more adults aged 16 years or over (8%).

Figure 2.3: Household size

<table>
<thead>
<tr>
<th>Household group</th>
<th>All residents (Base 165)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single adult</td>
<td>45%</td>
</tr>
<tr>
<td>Two adults without children</td>
<td>15%</td>
</tr>
<tr>
<td>Three or more adults, 16 or over</td>
<td>8%</td>
</tr>
<tr>
<td>1 parent family with child/ren at least one under 16</td>
<td>17%</td>
</tr>
<tr>
<td>2 Adult family with child/ren at least one under 16</td>
<td>15%</td>
</tr>
</tbody>
</table>

15% of tenants interviewed had no children aged over 21 years of age, while 11% had one child over that age and 2% had two children over that age. 72% of tenants responding did not answer this question.

Economic status

171 of those surveyed were willing to provide details of their economic status. Of those, 48% are in employment (26% full-time, 18% part-time and 4% self-employed).

14% are retired and 22% are classed as long-term sick. 3% are in full time education and 4% are at home looking after family.

Economic status varies within different tenures as shown in the figure 2.4.
Vehicle ownership
Tenants were asked how many vehicles their household owned. The majority of residents do not own a vehicle at all (77%). Around a fifth have one vehicle (21%) and 2% have two vehicles.

Residents in leasehold accommodation are more likely to own one or more vehicles (36%) than tenants (18%).

11% of residents are disabled “blue” badge holders.

Only 17 residents in total advise that they currently use the underground garage facilities.

Ethnic origin
Around a third of residents are White British residents (33%) – with a higher percentage of in leasehold accommodation (40%) than in Lambeth tenanted properties (30%).

Of those of a different ethnicity or origin, Caribbean residents account for 24% of residents, whilst those from any other African or Black background (12%) or any other White background (11%) are the next largest ethnic groupings.

Main spoken language
89% of residents use English as the main spoken language in the household. The remaining households speak a variety of different languages in the home, either European or African.

### Figure 2.4: Economic status by age

<table>
<thead>
<tr>
<th></th>
<th>All residents (base 171)</th>
<th>Tenants (base 125)</th>
<th>Leasehold (base 46)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Full-time employment</td>
<td>26%</td>
<td>18%</td>
<td>46%</td>
</tr>
<tr>
<td>Part-time employment</td>
<td>18%</td>
<td>18%</td>
<td>20%</td>
</tr>
<tr>
<td>Self-employed</td>
<td>4%</td>
<td>2%</td>
<td>9%</td>
</tr>
<tr>
<td>Unemployed</td>
<td>9%</td>
<td>2%</td>
<td>12%</td>
</tr>
<tr>
<td>Retired</td>
<td>14%</td>
<td>14%</td>
<td>13%</td>
</tr>
<tr>
<td>Looking after family</td>
<td>4%</td>
<td>4%</td>
<td>2%</td>
</tr>
<tr>
<td>Long-term sick/disabled</td>
<td>22%</td>
<td>4%</td>
<td>29%</td>
</tr>
<tr>
<td>School/Education</td>
<td>3%</td>
<td>2%</td>
<td>3%</td>
</tr>
</tbody>
</table>

### Table 2.5 Ethnicity or origin of resident

<table>
<thead>
<tr>
<th>Ethnicity or Origin</th>
<th>Nbr residents</th>
</tr>
</thead>
<tbody>
<tr>
<td>White British</td>
<td>54</td>
</tr>
<tr>
<td>Irish</td>
<td>4</td>
</tr>
<tr>
<td>Any Other White Background</td>
<td>21</td>
</tr>
<tr>
<td>African Somali</td>
<td>5</td>
</tr>
<tr>
<td>White and Black African background</td>
<td>1</td>
</tr>
<tr>
<td>Caribbean</td>
<td>40</td>
</tr>
<tr>
<td>White and Black Caribbean</td>
<td>2</td>
</tr>
<tr>
<td>Any other African or Black background</td>
<td>19</td>
</tr>
<tr>
<td>Chinese</td>
<td>2</td>
</tr>
<tr>
<td>Indian</td>
<td>3</td>
</tr>
<tr>
<td>Any other Asian background</td>
<td>2</td>
</tr>
<tr>
<td>Arab</td>
<td>2</td>
</tr>
<tr>
<td>Any other Mixed/Multiple ethnicity</td>
<td>3</td>
</tr>
<tr>
<td>Any other ethnic group</td>
<td>6</td>
</tr>
<tr>
<td>Prefer not to say</td>
<td>4</td>
</tr>
</tbody>
</table>

(Base 165 residents)
Religion or belief

Almost three-fifths of respondents advised that they were of a Christian faith (58%), followed another faith (12%) or were Muslim (8%). 15% advised that they had no religious persuasion.

Figure 2.7 Religion or belief

<table>
<thead>
<tr>
<th>Religion/belief</th>
<th>Base 169</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christian</td>
<td>67%</td>
</tr>
<tr>
<td>Muslim</td>
<td>8%</td>
</tr>
<tr>
<td>Any other religion</td>
<td>2%</td>
</tr>
<tr>
<td>No religion</td>
<td>15%</td>
</tr>
<tr>
<td>Prefer not to say</td>
<td>8%</td>
</tr>
</tbody>
</table>
3. Health Issues

In order to obtain a clearer picture of residents’ current and future needs, questions were asked about medical and disability issues within households.

3.1 Health problems (Lambeth tenants only)

A significant number of households reported one or more family members have a disability or medical condition that is affected by the size, location or design of the home they live in (48% - 57 households).

Six of these households have more than one member of the household with a disability.

When asked for brief details of the disability/medical condition and how this impacted on the household’s current home and future housing needs the responses covered a variety of medical ailments.

<table>
<thead>
<tr>
<th>Reason</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>General mobility problems</td>
<td>6</td>
</tr>
<tr>
<td>Autism</td>
<td>5</td>
</tr>
<tr>
<td>Mental health issues/learning difficulties</td>
<td>3</td>
</tr>
<tr>
<td>Arthritis/Osteoarthritis</td>
<td>3</td>
</tr>
<tr>
<td>Joint problems</td>
<td>3</td>
</tr>
<tr>
<td>Kidney problems</td>
<td>2</td>
</tr>
<tr>
<td>Dementia</td>
<td>2</td>
</tr>
<tr>
<td>Asthma/Eczema</td>
<td>2</td>
</tr>
<tr>
<td>High blood pressure/diabetic</td>
<td>2</td>
</tr>
<tr>
<td>Bipola</td>
<td>1</td>
</tr>
<tr>
<td>Chronic Fatigue Syndrome</td>
<td>1</td>
</tr>
<tr>
<td>Sciatica/back problems</td>
<td>2</td>
</tr>
<tr>
<td>Lupus</td>
<td>1</td>
</tr>
<tr>
<td>Bowel disease</td>
<td>1</td>
</tr>
<tr>
<td>Multiple sclerosis</td>
<td>1</td>
</tr>
<tr>
<td>Heart problems</td>
<td>1</td>
</tr>
<tr>
<td>Blind</td>
<td>1</td>
</tr>
<tr>
<td>HIV</td>
<td>1</td>
</tr>
<tr>
<td>Cervical muscular disorder</td>
<td>1</td>
</tr>
<tr>
<td>Downs Syndrome</td>
<td>1</td>
</tr>
<tr>
<td>Panic attacks/severe anxiety</td>
<td>1</td>
</tr>
<tr>
<td>Prefer not to say</td>
<td>2</td>
</tr>
<tr>
<td>Unspecified</td>
<td>22</td>
</tr>
</tbody>
</table>

The aids and adaptations identified by respondents with medical needs were walk-in shower/wet room facilities (15 homes) and wheelchair access (2 homes).

For those in leasehold accommodation just 4 respondents reported having a disability. The conditions chiefly related to mobility issues due to heart disease or arthritis and the need for wheelchair accessible and level access housing.

Care and support

Three households advised that the disabled member receives an element of care - one on a paid full time basis and the others informally.
4. Property details

Details were obtained relating to the properties visited, the type and number of bedrooms, whether or not there is a private garden and the length of time residents have lived in their property.

4.1 Tenancy length

Around a third of residents surveyed have been in their current property less than 5 years (29% - this was more likely to be the case for those in leasehold/freehold accommodation (33%) than in Lambeth stock (27%).

Around a fifth of residents have been in residence for over 20 years (22%) or 10 to 14 years (19%), with slightly fewer in residence for 5 to 9 years (17%).

One in eight residents have lived on the estate for 15 to 19 years (13%).

Figure 4.1: Length of residency by tenure

![Graph showing length of residency by tenure]

Number of bedrooms

There were properties of all bedroom sizes included in the survey as shown in the tables below. 70% of tenant respondents stated that they had the right number of bedrooms for their households, with 30% of the opposite view. 26% of tenants (31 in number) consider they are overcrowded and just 9% stated they were under-occupying (10 in number).

Figure 4.2: Property details

<table>
<thead>
<tr>
<th></th>
<th>All residents (base 168)</th>
<th>Tenants (base 122)</th>
<th>Leaseholders/Sub-lessees (base 46)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flat</td>
<td>55%</td>
<td>60%</td>
<td>41%</td>
</tr>
<tr>
<td>House</td>
<td>26%</td>
<td>27%</td>
<td>24%</td>
</tr>
<tr>
<td>Maisonette</td>
<td>19%</td>
<td>13%</td>
<td>35%</td>
</tr>
</tbody>
</table>

Property details

The majority of completed interviews were from residents in Flats (54%), with a quarter from residents in houses (26%) and a fifth from residents in maisonettes (20%).

Figure 4.3: Property size (LA stock)

<table>
<thead>
<tr>
<th></th>
<th>LA tenanted properties (118)</th>
<th>Flats</th>
<th>Maisonettes</th>
<th>Houses</th>
</tr>
</thead>
<tbody>
<tr>
<td>One bed</td>
<td>81%</td>
<td>12%</td>
<td>6%</td>
<td></td>
</tr>
<tr>
<td>Two bed</td>
<td>7%</td>
<td>36%</td>
<td>13%</td>
<td></td>
</tr>
<tr>
<td>Three bed</td>
<td>7%</td>
<td>6%</td>
<td>56%</td>
<td></td>
</tr>
<tr>
<td>Four bed</td>
<td>4%</td>
<td>45%</td>
<td>25%</td>
<td></td>
</tr>
</tbody>
</table>

Almost four-fifths of residents in leasehold properties feel they have the right number of bedrooms (78%), with 25% (11 in number) advising they are overcrowded and 7% that they are under-occupying their property (3 in number).
Figure 4.4: Property size (leasehold/freehold)

<table>
<thead>
<tr>
<th>Leasehold properties (44)</th>
<th>Flats</th>
<th>Maisonettes</th>
<th>Houses</th>
</tr>
</thead>
<tbody>
<tr>
<td>One bed</td>
<td>59%</td>
<td>25%</td>
<td>9%</td>
</tr>
<tr>
<td>Two bed</td>
<td>35%</td>
<td>25%</td>
<td>55%</td>
</tr>
<tr>
<td>Three bed</td>
<td>6%</td>
<td>44%</td>
<td>9%</td>
</tr>
<tr>
<td>Four bed</td>
<td>0%</td>
<td>6%</td>
<td>27%</td>
</tr>
</tbody>
</table>

Aids and adaptations

Just 12 of the tenanted properties visited had been adapted in some way to assist with living requirements. For 10 of these properties this had taken the form of bathroom adaptations, usually incorporating a walk-in shower or wet room. The other two were a renovated kitchen and a stair banister rail.

Garden/balcony for private use

Around two-fifths of tenants and leaseholders have private use of a garden or balcony.

Figure 4.5: Use of garden/balcony

<table>
<thead>
<tr>
<th></th>
<th>All residents (base 165)</th>
<th>Tenants (base 120)</th>
<th>Leaseholders/Sub-lessees (base 45)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Yes</td>
<td>38%</td>
<td>38%</td>
<td>38%</td>
</tr>
<tr>
<td>No</td>
<td>62%</td>
<td>62%</td>
<td>62%</td>
</tr>
</tbody>
</table>
5. Communication and information

The Council endeavours to keep all residents living on their estates informed about activities that affect them as a resident. Residents were asked as part of this survey for their views on the way in which they prefer to be contacted and kept informed.

5.1 Best way to make contact

Two-thirds of residents appear to prefer telephone calls to keep them informed (66%), followed by letters (46%). Around a fifth of residents are happy to be contacted by email (22%).

Communication by email is a higher preference among those in leasehold accommodation (36%) than those in LA properties (17%).

79 tenants provided their telephone numbers and 16 gave email addresses.

25 residents in leasehold accommodation gave their telephone numbers and 12 gave email addresses.

5.2 Communication

Local papers

In an effort to reach as wide an audience as possible to explain the regeneration programme the Borough wished to be aware of the level of readership of local and other papers among residents on its estates.

In respect of local papers, 31% of residents read the South London Press (31%), with many fewer regularly reading the Streatham Guardian (8%).

The Brixton Bugle has a wider readership among residents in leasehold properties (32%) than in LA properties (9%).

5.2.1 Readingship of local papers

<table>
<thead>
<tr>
<th>Paper</th>
<th>All residents (base 169)</th>
<th>Leasehold (base 46)</th>
<th>Tenant (base 123)</th>
</tr>
</thead>
<tbody>
<tr>
<td>South London Press</td>
<td>33%</td>
<td>30%</td>
<td>28%</td>
</tr>
<tr>
<td>Brixton Bugle</td>
<td>33%</td>
<td>30%</td>
<td>28%</td>
</tr>
<tr>
<td>Streatham Guardian</td>
<td>32%</td>
<td>15%</td>
<td>13%</td>
</tr>
</tbody>
</table>

Of other papers read in the area the most popular is the Metro (10 readers).
6. Regeneration

At end of the survey residents were asked if there was anything else they would like say about their household needs or the regeneration proposals for the future of the estate.

6.1 Local facilities and services

Thinking about the future of Cressingham Gardens, residents were asked what facilities and services would most benefit them.

Over half of residents would like to see improved community facilities as part of the future plan at Cressingham Gardens (51%), while around a third also felt that improved health facilities, play areas, local shops and local transport would be of benefit (29% to 34%).

Other suggestions included:
- Community garden areas for growing flowers/vegetables
- A family therapy centre to support facilities
- A gym
- More facilities for children and youngsters
- More policing

A few residents felt that improved housing standards were the priority and a good council that actually considers residents’ views and recommendations.

One resident felt that the regeneration plans would result in less play areas and poorer transport facilities.

Figure 6.1: Improved facilities/services

![Bar chart showing improved facilities/services among residents.](chart.png)
7. Resident views

At end of the survey residents were asked if there was anything else they would like to say about their household needs or the regeneration proposals for the future of the estate.

7.1 Views of residents

125 residents took the opportunity to express their views on their household needs and the regeneration proposals for Cressingham Gardens.

Two-fifths of the comments (39%) related to required/outstanding property improvements, repairs & maintenance – especially in respect of dealing with damp/mould/water ingress.

A similar percentage (38%) commented on the regeneration proposals, either in favour (with provisos), or not in favour.

A number of tenants commented on their individual requirements (16%) (size and type of property) and 6% of tenants had other general comments.

A summary of tenant comments is given in the following table. The full comments have been made available to the Council.

Figure 7.1 Responses from 90 tenants (120 comments in total)

<table>
<thead>
<tr>
<th>Improvements, repairs &amp; maintenance</th>
<th>39%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Need new kitchen/bathroom/windows/heating</td>
<td>11</td>
</tr>
<tr>
<td>Need upgraded pavements, walkways/ramps/drainage and green areas</td>
<td>2</td>
</tr>
<tr>
<td>Deal with vermin/pest control</td>
<td>3</td>
</tr>
<tr>
<td>Deal with damp/mould/water ingress</td>
<td>9</td>
</tr>
<tr>
<td>Carry out proper repairs/more estate maintenance/renovation</td>
<td>14</td>
</tr>
<tr>
<td>Need more adaptations for disabled residents</td>
<td>5</td>
</tr>
<tr>
<td>Estate needs fencing</td>
<td>1</td>
</tr>
<tr>
<td>Provide shower facilities</td>
<td>1</td>
</tr>
<tr>
<td>Better security/cctv cameras</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Individual requirements</th>
<th>16%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wish to remain where they are, in same or same type of property</td>
<td>8</td>
</tr>
<tr>
<td>Would like/need a larger property</td>
<td>8</td>
</tr>
<tr>
<td>Need ground floor accommodation</td>
<td>2</td>
</tr>
<tr>
<td>Want Council to take heed of health issues/moves are distressing when in ill health</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Regeneration proposals</th>
<th>38%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Want the properties to be renovated</td>
<td>10</td>
</tr>
<tr>
<td>Need to provide larger properties</td>
<td>2</td>
</tr>
<tr>
<td>Improve but do not demolish</td>
<td>5</td>
</tr>
<tr>
<td>Need more information</td>
<td>2</td>
</tr>
<tr>
<td>Generally concerned about proposals</td>
<td>3</td>
</tr>
<tr>
<td>Not in support of regeneration proposals</td>
<td>16</td>
</tr>
<tr>
<td>Generally support regeneration proposals with provisos</td>
<td>6</td>
</tr>
<tr>
<td>Would prefer regeneration proposals</td>
<td>1</td>
</tr>
<tr>
<td>Dog park for local dogs</td>
<td>1</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other</th>
<th>6%</th>
</tr>
</thead>
<tbody>
<tr>
<td>General positive comment, happy as is</td>
<td>3</td>
</tr>
<tr>
<td>Council should keep to their promises</td>
<td>4</td>
</tr>
</tbody>
</table>

Leasehold/freehold comments

Thirty-five respondents from leasehold/freehold properties commented on their future household needs or the regeneration proposals:

- Carry out repairs/upkeep and maintain estate (11)
- Property in good condition/no need for demolition (4)
- Lived here a long time/good community spirit/don’t want to move (3)
- Better communication with Council/more information needed (2)
- Choose option 1 (2)
- Need easier access to upstairs (2)
- Will be homeless (2)
• Plans are outrageous/misguided (2)
• Only re-building completely will work (1)
• Consultation process poor/residents not listened to (1)
• Support options 4 or 5 (1)
• Need the renovation of the estate as soon as possible (1)
• Nothing to say (3)
APPENDIX 1 – Questionnaire

TENANTS’ HOUSING NEEDS SURVEY – LONDON BOROUGH OF LAMBETH
Your reference number: 1243/……

Help for completing the survey

You do not have to provide or complete this survey, however it will help the Council to understand your needs if your home is affected by the regeneration option/s. All of the information that you give will be kept completely confidential. It will only be used by the Council to update their records on the community and to help inform the development of the regeneration proposals for the future of your estate.

If your home is affected by the regeneration, then it will help the Council determine the numbers and mix of replacement homes that will need to be provided.

The questionnaire asks for details of you housing needs and preferences, including the size of the property you would require and any special needs you or your family may have.

The survey should be completed by the tenant/joint tenants, the person/s that are named on the tenancy agreement, or a nominated carer if requested by the tenant/s. Please return the completed questionnaire in the free post envelope provided 13 March 2015

If you would like this survey in another language please call 0800 849 4019.

Section 1. Tenancy details

Are you the Tenant/Joint Tenant of the property – are you the named tenant/joint tenant on the tenancy agreement? Yes  No  Don’t Know  Please provide details.

Name..........................................................................................................................................................

Address..........................................................................................................................................................

When did your tenancy start?

..........................................................................................................................................................

How long have you lived on your estate?

..........................................................................................................................................................
# Section 2. Household information

Q2(a) Please list everyone in your household

<table>
<thead>
<tr>
<th>Last name</th>
<th>First name</th>
<th>Age or date of birth</th>
<th>Gender M/F</th>
<th>Relationship to main tenant</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Please tell us how many family dependent children over the age of 21 years live with you?

Q2(b) Are all your family on the tenancy agreement?  [ ] Yes [ ] No

Q2(c) Do you or anyone in your household have a disability or medical condition that affects the size, location or design of the home that you live in?  [ ] Yes [ ] No

Q2(d) If ‘yes’, please provide details of your home: e.g. home is wheelchair accessible; has a walk-in shower; separate bedroom for carer etc:

<table>
<thead>
<tr>
<th>Name of member of household</th>
<th>Details of the disability/medical condition and how this affects the household’s current home and future housing needs</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Q2(e) Are your or any household member’s day-to-day activities limited because of a disability or long-term health problem?  [ ] Yes [ ] No
Q2(f) Is there anyone living with you who provides full-time care who is not a member of your family?  □ Yes  □ No

Q2(g) If ‘yes’, please provide details on the care and support that is received

..........................................................................................................................................................

..........................................................................................................................................................

Q2(h) Is a member of your family a full-time carer?  □ Yes  □ No

Section 3 Property details

Q3(a) How many bedrooms do you have?  Single bedrooms: …… Double bedrooms: ……

Q3(b) At the moment, do you consider your household:-

Has the right number of bedrooms?  □ Yes  □ No
Is overcrowded?  □ Yes  □ No
Is under-occupying?  □ Yes  □ No

Q3(c) Have you had any aids or adaptations made to your home?  □ Yes  □ No

Q3(d) If ‘yes’, please give details:

..........................................................................................................................................................

..........................................................................................................................................................

Q3(e) Is your home a House □ Flat □ or Maisonette □

Q3(f) Do you have a garden for private use?  □ Yes  □ No

Section 4 Household requirements

Q4(a) How many vehicles does your household own?  □ None  □ One □ Two □ Three

Q4(b) Is any member of the household a Blue Badge holder?  □ Yes  □ No

Q4(c) Do you currently rent/park in the underground garages?  □ Yes  □ No
Q4(d) What is your employment status:

- Full Time
- Part time
- Unemployed
- Self Employed
- Retired
- Long Term Sick
- School/Education
- Looking
- Other

(Please specify)

Q5(a) What is your ethnic origin?

White or White British
- British (English, Scottish, Welsh, Northern Irish)
- Irish
- Gypsy or Irish Traveller
- Polish
- Portuguese
- Any other White background (please specify)

Mixed or multiple ethnic groups
- White and Black Caribbean
- White and Black African
- White and Asian
- Any other Mixed / Multiple ethnic background (please specify)

Asian or Asian British
- Indian
- Pakistani
- Bangladeshi
- Chinese
- Any other Asian background (please specify)

Black / African / Caribbean / Black British
- Caribbean
- African Somalian
- Any other African or Black background

Other ethnic group
- Arab
- Prefer not to say
- Any other ethnic group (please specify)

Q5(b) Is English the main language spoken in your household?  
- Yes
- No

Q5(c) If ‘no’ what is the main language spoken?

Q5(d) What is your religion or belief?

- No religion
- Christian
- Buddhist
- Hindu
- Jewish
- Muslim
- Sikh
- Prefer not to say
- Any other religion

(Please specify)
Section 6 Communication with you

Q6(a)  What is the best way to contact you?

Letter □  Telephone □  Email □  Email address/phone number: ……………………

Other (please state) ……………………………………………………………

Q6(b)  Which local papers do you read?

Brixton Bugle □  South London Press □  Streatham Guardian □

Other (please state) □  ………………………………………………………

Section 7 Regeneration

Q7  Thinking about the future of your area, what facilities and services would benefit residents?

Improved Health services □  Improved Community facilities □  Play areas □  Local shops □  Local transport □

Other (please state) ……………………………

Section 8 Have your say

Q8  Is there anything else you would like to say about your household needs or the regeneration proposals for the future of the estate.

……………………………………………………………………………………

……………………………………………………………………………………

……………………………………………………………………………………

……………………………………………………………………………………

THANK YOU FOR TAKING PART IN THIS SURVEY
PLEASE RETURN YOUR COMPLETED FORM BY 13 MARCH 2015
Summary
Lambeth BC commissioned Acuity to carry out a Test of Opinion survey of residents on the Cressingham Gardens estate, Lambeth, to collect their views, opinions and attitudes towards the estate regeneration proposals put forward by the Council. The survey was carried out during May and June 2015 and 56% of residents on the estate participated in the survey.

Discussions with residents have been taking place since 2012 with residents on the future of the estate, considering whether to refurbish or redevelop parts or all of the estate. A decision was made by the Council in March 2015 to only consider those options that involve significant regeneration and not those that were mostly refurbishment. This provides the context in which the survey took place.

Tenure
The majority of respondents to the survey are council tenants (80%) with residents in Leasehold/Freehold properties accounting for 21%. This compares to the tenure split across the estate, which comprises 65% tenanted households.

Lengths of residency
Around a third of residents have lived at Cressingham Gardens for between 1 to 5 years (35%), with a quarter resident for 21 years or over (24%).17% of residents have lived on the estate for between 6 to 10 years (17%) and 15% between 11 to 15 years.

Equalities information
Around a third of residents are White British (34%), with Caribbean (23%), African or Black background (9%) or Other White background (7%) the largest of the ethnic groups. 94% of residents use English as the main spoken language in the household.

The majority of residents who have a religion are of the Christian faith (60% or were Muslim (9%).

Standard/Condition of home
Over half of residents are satisfied with the standard/condition of their home (58%), with around two-fifths dissatisfied (42%). Resident comments highlighted the green spaces, properties with lots of light, good layout and space, lovely gardens, good amenities and a good community as reasons for satisfaction with their home.

Reasons for dissatisfaction with the standard/condition of the home covered problems with serious dampness, poor drainage, need for upgrading and a poor repairs service.

Damp/disrepair and insulation
Two-thirds of residents advised that their home suffered from damp/disrepair (66%) and over half advised that it was difficult to keep their home warm in winter (56%).

Preferences for future home location
Three-quarters of residents would like to stay at Cressingham Gardens (74%) even if their home was to be replaced.
Preferences for type of accommodation
Over a third of residents would prefer to stay in their own home (37%). If this was not possible then the preference would be moving to a new-build home (31%) rather than an existing refurbished home on the estate (31%).

Priorities at Cressingham Gardens
Residents highlighted security issues (CCTV across the estate) (38%), ground floor accommodation (36%) and a house/maisonette in a good state of repair instead of a flat (32%) as the three key priorities at Cressingham Gardens.

Moving home
The survey explored the willingness of residents to move, if they could not stay in their current home. A majority of residents felt it important that they should only have to move once in the event of having to leave their home (80%), with a fifth opting for moving twice if it meant they could move to a home that better met their preferences (20%).

Getting involved
Over half of residents (52%) expressed interest in getting involved in the future design of Cressingham Gardens. This is very positive. Once the level and degree of the involvement residents wish to have is clear, it may be that even more will wish to participate.

Views on consultation programme to date
The survey results provide a range of results that will help in developing the next steps and how to work effectively with local residents
- 96% of residents are aware that the Council has been talking with residents about the future of the estate
- 88% are familiar with options 1-5 prepared to explore the future of the estate
- 49% felt they had been provided with enough information to formulate a view on the future of the estate

These three figures show that awareness of the consultation and the options presented to date is very high, but that more detailed information is now required for residents to come to view on the future of the estate.
- 38% advised that they had spoken to and sought advice from the Independent Tenants’ Advisor
- 44% had found it helpful to have an Independent Tenants’ Advisor
- 68% had attended one or more events held by the Council in the last twelve months

The provision of an Independent Tenant’s Advisor has been well received and well used. The results show residents are actively engaging in the consultation process.
Resident options
106 respondents provided 140 comments on the Council's decision not to progress with options 1 to 5, as drafted by Roland Karthaus Architects, due to the feasibility exercise demonstrating that they could not be adequately funded. Many comments (around 67%) expressed strong views on their disappointment that the original drafted proposals could not be offered as they had been perceived as promises to have their homes refurbished. There were also, however, other types of responses, some of which supported progressing towards regeneration or had other issues.

First scenario
There was a mixed response to the scenario (142 comments from 106 residents) which proposed a refurbishment of homes on part of the estate, subject to available budget, and demolishing and re-building the rest of the estate. There are similar numbers in favour of the scenario (32% with certain caveats) as there are against (35%). Many of the other comments (36%) were difficult to classify as one way or the other, indicating the difficulty in assessing all the issues and factors involved.

Second scenario
On the second scenario there were 116 comments. This involves demolition of all the existing homes (on a phased basis) and replacement with new homes. There are around a third (36%) in favour of this scenario and a third against (36%). Other respondents had a range of concerns over the level of detail, such as changes in tenancy conditions, affordability, the financial calculations and Council guarantees.

Offers made in the information packs
Residents were asked if they had any comments regarding the offers made by the Council for those whose homes would be replaced. 54 residents responded with comments around affordability issues, changes in tenancy conditions and unanswered questions.

Further comments
The survey gave residents the opportunity to give additional comments. These included issues about the length of time to solve the situation at Cressingham Gardens and the degree to which the decisions made are transparent.

Tenant options 6, 7 and 8
Views were invited on three additional options that had been formulated by residents. Out of the 109 residents responding, half were not aware of the options so could not comment upon them. There were a number of positive comments, especially in respect of incorporating green aspects, Passivhaus standards and energy saving initiatives.
1. Introduction

Acuity was commissioned to undertake a Test of Opinion survey of residents on the Cressingham Gardens estate, Lambeth, to collect data on their opinions and attitudes towards the estate regeneration options put forward by the Council. The survey started on 5th May 2015 and closed on 1st June 2015.

1.1 About Cressingham Gardens

Cressingham Gardens, a housing estate in the London Borough of Lambeth is one of six estates in need of substantial upgrading and repair, where the costs of delivering the Lambeth Housing Standard are prohibitive and where there is an opportunity to provide new homes.

Located next to Brockwell Park, the estate was built between 1967 and 1978. It is low rise, low density estate built to “Parker Morris standards” which means the homes are spacious and light inside. There are many large green areas, gardens and balconies. In all there are 306 properties of mixed tenure – Lambeth owned tenanted properties, freehold properties and leasehold properties. Although options for refurbishment and renewal were put forward for discussion in 2013 it has now been established that there are such significant stock condition issues on this estate such as the replacement of roofs, window repairs, repairs to blocks, internal upgrading of kitchens, bathrooms, heating, rewiring etc.), that refurbishment on its own is unaffordable within the constraints of the Housing Revenue Account.

The low density of housing on the estate offers scope to increase the number of homes which would fit in with the Council’s aims of not only improving the condition of housing for existing residents but also to provide additional homes at Council rents to meet the challenge of the high level of housing need and demand in the borough for affordable housing. An option to include an element of new build and replacement of properties in poor condition in Cressingham Gardens would mean that the Council would be able to attract alternative funding sources such as GLA Housing Covenant grant funding, single capital pot funding and recycled s106 receipts which would help make the scheme viable.

1.2 Aim of the survey

London Borough of Lambeth wished to carry out a Test of Opinion with residents on the Cressingham Gardens estate to provide the Council with feedback from the residents on the consultation and engagement initiatives that have been taking place and their views on the revised regeneration option/s put forward. This follows a household survey carried out during February and March this year looking at individual household needs on the estate.

1.3 Fieldwork

The survey was carried out initially through face-to-face interviews with residents. 286 properties were visited. With six open ended questions the face-to-face methodology was not ideal in that those interviewed may have been somewhat disadvantaged through having had little time to think about their answers, however this did provide an opportunity to obtain a wide range of views on the future of the estate. All households that were not in when the interviewer called on the third attempt to carry out a face-to-face interview were left a survey to self-complete and return with a reply paid envelope. The last survey was received on 1 June 2015.
1.4 Survey design

The survey questionnaire was designed in consultation with Lambeth Council and presented to the Cressingham Gardens Resident Steering Group for comment. It consisted of 29 questions. The questionnaire can be found at Appendix 1.

1.5 Representativeness

286 households were included in the survey, all of whom either received a visit or had a survey delivered to them. Out of the 286, 103 interviews were completed and 57 questionnaires were returned by post – a total of 160 and a response rate of 56%. The breakdown is shown in Figure 1.1 below.

Figure 1.1 Completed questionnaires by tenure

<table>
<thead>
<tr>
<th></th>
<th>Freehold</th>
<th>Leasehold</th>
<th>Council tenants</th>
<th>All</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interviewed at home</td>
<td>6</td>
<td>20</td>
<td>77</td>
<td>103</td>
</tr>
<tr>
<td>Questionnaire left – no postal return received</td>
<td>1</td>
<td>37</td>
<td>87</td>
<td>125</td>
</tr>
<tr>
<td>Questionnaire left – self-completed return received</td>
<td>1</td>
<td>19</td>
<td>37</td>
<td>57</td>
</tr>
<tr>
<td>Empty property or request not to visit</td>
<td>10</td>
<td>0</td>
<td>11</td>
<td>21</td>
</tr>
<tr>
<td>TOTAL</td>
<td>18</td>
<td>76</td>
<td>212</td>
<td>306</td>
</tr>
</tbody>
</table>

1.6 Notes to figures

Throughout this report, the figures show the results as percentages or number of responses and base numbers are also shown where appropriate.

Rounding

The percentages are rounded up or down from one decimal place to the nearest whole number, and for this reason may not in all cases add up to 100%. Rounding can also cause percentages described in the supporting text to differ from the percentages in the charts by 1% when two percentages are added together. In some parts of the report percentages may be expressed to one decimal place.

1.7 Acknowledgements

Our thanks go firstly to the residents of Cressingham Gardens who took part in the survey. We would also like to thank the staff of Lambeth BC for their assistance with the project, and our particular thanks go to Neil Vokes, Julian Hart, Lucia Deere and Bashir Miah for their help throughout the project.
2. Tenure and Home Preference information

The following sections look at the results from the survey based on the views of all residents at Cressingham Gardens who were surveyed (tenants in Lambeth housing stock, residents in leasehold/freehold accommodation). This section looks at the length of residency on the Cressingham Gardens estate, the condition of the home and preferences for remaining on the estate or moving elsewhere and type of accommodation.

2.1 Tenure

The majority of residents in Cressingham Gardens are council tenants, however there are possibly a number of private tenants residing in leasehold or freehold properties who identified themselves as council tenants.

*Figure 2.1: Tenure breakdown on Cressingham Gardens estate (base 156)*

A third of residents have lived at Cressingham Gardens for between one and five years (35%), while a quarter have lived on the estate for 21 years or over (24%). One in six residents have lived at Cressingham Gardens for between six to ten years (17%) and one in seven for between eleven to fifteen years (15%). Lower numbers have lived on the estate for between sixteen to twenty years (8%) or are newcomers of less than a year (1%).

*Figure 2.2: Length of residency at Cressingham Gardens (base 156)*
2.2 Standard/condition of home

Survey respondents were asked how satisfied or dissatisfied they were with the standard or condition of their home. Over half of residents are satisfied with the standard/condition of their home (58%) – 15% of whom are “very satisfied”. Just over two-fifths are dissatisfied (42%), with 12% “very dissatisfied”.

*Figure 2.3: Satisfaction with standard/condition of home (base 155)*

What are you most satisfied with regarding standard/condition of home? 107 residents gave reasons for satisfaction with their home – some more than one reason, providing 156 comments in all. The majority of residents were happiest with the location of their home (28%), the community (12%) and the amenities available such as the park and proximity to good transport links (11%). One in eight residents were very satisfied with the design of their home – the amount of light, space and general layout (12%) and one in ten consider their home has good sized rooms (10%). Smaller numbers expressed general overall satisfaction (5%), felt their property was of a good standard (4%), loved their garden (3%) and felt the house was warm, safe and quiet (3%). Other comments covered: appreciation with being on the ground floor; repairs dealt with quickly; have carried out their own upgrading; facility of a garage; and the wish not to have their home demolished.

*Figure 2.4: Reasons why residents are satisfied with standard/condition of home (107 responses with 156 comments)*

- **Good environment/green spaces**: 28%
- **Friendly/good neighbours**: 12%
- **Lots of light + good layout & space**: 12%
- **Other**: 12%
- **Near to amenities (park/transport)**: 11%
- **Good size**: 10%
- **Generally satisfied**: 5%
- **Good condition/standard**: 4%
- **Lovely garden**: 3%
- **Warm, safe, quiet**: 3%

*“Friendly neighbours, peaceful, quiet, nice parking and easy access to the park and station.”*

*“Light, airy, high ceilings, lovely views front, back and side, lovely gardens front and back and I really love my home, it’s the best I’ve ever had.”*
Comments from dissatisfied residents

A third of the comments regarding dissatisfaction with the home chiefly centred around issues with dampness/leaks (31%), a poor repairs service (18%) and the need for upgrading kitchens, bathrooms, windows, heating etc. (13%).

Figure 2.5: Reasons why residents are dissatisfied standard/condition of home (120 responses, 158 comments)

<table>
<thead>
<tr>
<th>Property</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor property condition/not been maintained</td>
<td>15</td>
</tr>
<tr>
<td>Poor repair service/many outstanding repairs/poor quality repairs</td>
<td>30</td>
</tr>
<tr>
<td>Poor insulation</td>
<td>5</td>
</tr>
<tr>
<td>Poor design standard</td>
<td>3</td>
</tr>
<tr>
<td>Leaks/damp standard</td>
<td>59</td>
</tr>
<tr>
<td>Need upgrades (kitchen/bathroom/windows/heating)</td>
<td>23</td>
</tr>
<tr>
<td>Expensive to heat</td>
<td>2</td>
</tr>
<tr>
<td>Poor appearance</td>
<td>1</td>
</tr>
<tr>
<td>Refurbishment unfinished/poor quality</td>
<td>1</td>
</tr>
<tr>
<td>Need more rooms</td>
<td>4</td>
</tr>
<tr>
<td>Need lifts</td>
<td>1</td>
</tr>
<tr>
<td>Lack of care</td>
<td>1</td>
</tr>
<tr>
<td>Asbestos</td>
<td>2</td>
</tr>
<tr>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>Poor estate management (cleaning/guttering/dog mess)</td>
<td>4</td>
</tr>
<tr>
<td>Drains always blocked</td>
<td>3</td>
</tr>
<tr>
<td>Noisy neighbours</td>
<td>1</td>
</tr>
<tr>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>Do not want it demolished</td>
<td>3</td>
</tr>
<tr>
<td>Lambeth can't be trusted to re-build well</td>
<td>1</td>
</tr>
</tbody>
</table>

2.3 Damp/disrepair

66% Two-thirds of residents advised that their home suffered from damp or disrepair (66%) (base 156)

2.4 Keeping warm

56% Over half of residents advised that it was difficult to keep their home warm in winter (56%) (base 152)

"The fact that we've been fobbed off for so long regarding repairs. The word 'condensation' is much over used – I can tell the difference between that and a 'leak' but maintenance men cannot."

"The way the Council does not fix things when they are broken. They don't refurbish things when needed."

"Too many problems and the drainage keeps getting blocked and smelly"
2.5 Preferences for future home location

Residents were asked to say, if their home was to be replaced and they were required to move, where they would like to move to. Three-quarters of all residents responding stated they would like to stay at Cressingham Gardens (74%). The preference was stronger among tenants (78%) than leaseholders (60%), however both tenures were in agreement that they would like to stay in Lambeth (14%) rather than move outside the borough (5%).

Figure 2.6: Preferences of future home location if home was to be replaced and resident was required to move

<table>
<thead>
<tr>
<th>Tenant of the Council (base 118)</th>
<th>Leasehold/Freehold (base 30)</th>
<th>All residents (base 148)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Like to stay at Cressingham Gardens</td>
<td>78%</td>
<td>60%</td>
</tr>
<tr>
<td>Like to move elsewhere within Lambeth</td>
<td>14%</td>
<td>13%</td>
</tr>
<tr>
<td>Like to move elsewhere outside Lambeth</td>
<td>6%</td>
<td>3%</td>
</tr>
<tr>
<td>None of the above</td>
<td>3%</td>
<td>23%</td>
</tr>
</tbody>
</table>

2.6 Preferences for type of property

Over a third of residents would prefer to stay in their own home (37%) if possible, failing which the preference would be for a new-build home (31%) rather than an existing refurbished home on the estate. Over half of leaseholders would prefer to remain in their own home (57%) than move into a new-build home (20%).

Figure 2.7: Preferences of type of property if home was to be replaced and resident was required to move

<table>
<thead>
<tr>
<th>Tenant of the Council (base 118)</th>
<th>Leasehold/Freehold (base 30)</th>
<th>All residents (base 148)</th>
</tr>
</thead>
<tbody>
<tr>
<td>A new-build home</td>
<td>38%</td>
<td>20%</td>
</tr>
<tr>
<td>Stay in current home</td>
<td>47%</td>
<td>57%</td>
</tr>
<tr>
<td>Alternative existing refurbished home on the estate</td>
<td>7%</td>
<td>3%</td>
</tr>
<tr>
<td>None of the above</td>
<td>3%</td>
<td>13%</td>
</tr>
</tbody>
</table>
2.7 Priorities at Cressingham Gardens

Residents were asked if their home was to be replaced and they chose to remain at Cressingham Gardens, what would be the three most important issues for them.

There was a slight difference between priorities given by tenants and those given by leaseholders. The top two priorities for tenants were having better private amenities (balcony/garden) (53%) and cctv across the estate (43%). The third priority was very close between having a new home in a good state of repair (34%); a house or maisonette instead of a flat (33%); ground floor accommodation (33%); and having a larger home that better meets their needs (32%).

For leasehold/freehold residents the top three priorities are: having ground floor accommodation (48%), better private amenities (balcony/garden) (33%) and better parking arrangements along with a house/maisonette instead of a flat (both 27%).

Figure 2.8: Three top most issues for the estate if home was to be replaced and resident chose to remain at Cressingham Gardens

Other issues were highlighted by twenty residents:

- A bungalow with a garden, as I have now.
- A garden.
- A guarantee that we would get at least the same as what we have now. Same size, a garden and on the ground floor.
- A new build to the highest standard and not a quick build.
- Have osteoarthritis. Need 2 bed g/f with small garden and not too many steps or stairs.
• Home on the ground floor in exactly same location as I am now.
• Home with a walk-in shower.
• I don’t want to move.
• I love my home and work hard to pay for it and I am disgusted by the thought that it might be demolished.
• I won’t be able to stay. You are evicting me from London; financial ruin.
• I would count a garden as big priority.
• I would like the same amenities that I currently enjoy.
• Near to local amenities.
• Not losing floor space, high ceilings or light and not in any way smaller.
• Poor management by the Council.
• Property with a garden.
• Remain a council tenant with all current rights.
• Same as I have.
• Same fantastic views from balcony.
• There is nothing that could be improved about my home, apart from better insulation, such as with the Passivhaus standard.

2.8 Moving home

One of the issues the Council wanted to understand was the not only the willingness of residents to move, but also their acceptance that in order to achieve the right outcome for them individually, they may have to move a second time. Residents were therefore asked what would be more important for them – moving only once or moving twice in order to move to a property that better meets their needs and preferences.

The overwhelming majority felt it important that they should only have to move once (80%), with a fifth opting for moving twice in order to move to a home that meets their preferences (20%).

Figure 2.9: Moving home (base 135)

2.9 Getting involved

52% Over half of residents advised that they wished to get involved in the future design of Cressingham Gardens (base 144)
3. Views on information programme to date

Lambeth Borough Council has carried out various consultation exercises with regard to the regeneration proposals at Cressingham Gardens. Social Life led on the consultation and co-production process in 2013, involving research to understand how residents feel about the estate and the prospect of regeneration. In 2014 the Council ran a three month engagement plan with workshop sessions and working groups to explore particular issues in depth and to ascertain views of the different indicative options developed by Roland Karthaus. This was a scoping exercise to provide the basis for studying the feasibility of different options. A booklet was sent to all tenants, designed to provide all the information needed to fully understand the regeneration and re-housing process. A separate booklet has also been sent to all leasehold/freeholders with the information they need to understand the implications of the regeneration proposals. An independent Tenants’ Advisor was been engaged to offer advice to residents.

3.1 Views on information programme

Residents were asked a series of questions about the information/consultation programme to date.

Awareness of Council talks

96% The vast majority of residents are aware that the Council has been talking with Cressingham Gardens’ residents about the future of the estate (96%) (base 156.)

Familiarity with Options (1 to 5)

88% Well over four-fifths of residents are familiar with options (1 to 5) prepared to explore the future of the estate (88%) (base 156).

 Enough information to formulate a view

49% Just under half of residents advised that they felt they had been provided with enough information to formulate a view on the future of the estate (49%) (base 151).

The Independent Tenants’ Advisor (ITA)

38% Just under two-fifths of residents of residents advised that they had spoken to and sought advice from the ITA (Simon Slater) (38%) (base 156)
Found it helpful to have an Independent Tenant Advisor

44% More than two-fifths of residents advised that it had been helpful to have an ITA (base 145).

Have attended one or more of the events held by the Council

68% Two-thirds or more of residents advised that they had attended events held by the Council in the last twelve months (68%) (base 155).

Have received a copy of the documents “Information for Tenants” and “Information for Homeowners”

78% Two-thirds of residents advised that they have received a copy of the information documents sent by the Council (78%) (base 153).

Understand the offers from the Council for Tenants/Homeowners

56% Over half of residents advised that they understand the offers from the Council for Tenants/Homeowners (56%) (base 149).
4. Equalities information

As this is likely to be a project that would be providing new homes within an existing estate, there are a number of potential equality and diversity impacts that must be considered and monitored. Information was sought from survey respondents to identify the local demographics of the estate and ensure consultation and communication methods are in line with Council policy in this regard. All new homes or facilities provided will meet all relevant standards and good practice with regard to equalities and diversity.

4.1 Ethnic origin

Around a third of residents are White British residents (34%) – with a higher percentage in leasehold accommodation (50%) than in Lambeth tenanted properties (30%).

Of those of a different ethnicity or origin, Caribbean residents account for 23% of residents, whilst those from Any Other African or Black background (9%) or Any Other White background (7%) are the next largest ethnic groupings.

Figure 4.1 Ethnicity or origin of Cressingham Garden resident

<table>
<thead>
<tr>
<th></th>
<th>All residents (base 156)</th>
<th>Tenants (base 124)</th>
<th>Leasehold/Freehold (base 32)</th>
</tr>
</thead>
<tbody>
<tr>
<td>British</td>
<td>54</td>
<td>38</td>
<td>16</td>
</tr>
<tr>
<td>Irish</td>
<td>2</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Polish</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Portuguese</td>
<td>3</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Any other White background</td>
<td>11</td>
<td>8</td>
<td>3</td>
</tr>
<tr>
<td>White and Black Caribbean</td>
<td>6</td>
<td>6</td>
<td>0</td>
</tr>
<tr>
<td>White and Black African</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>White and Asian</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Any other Mixed/Multiple ethnic background</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Pakistani</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Chinese</td>
<td>3</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td>Any other Asian background</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Caribbean</td>
<td>35</td>
<td>30</td>
<td>5</td>
</tr>
<tr>
<td>African Somalian</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Any other African or Black</td>
<td>14</td>
<td>13</td>
<td>1</td>
</tr>
<tr>
<td>Arab</td>
<td>1</td>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>Any other ethnic group</td>
<td>4</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Prefer not to say</td>
<td>14</td>
<td>12</td>
<td>2</td>
</tr>
</tbody>
</table>
4.2 Language

94% of residents use English as the main spoken language in the household. The remaining households speak a variety of different languages as the main language in the home, either European or African.

Figure 4.2 Main language spoken in household

<table>
<thead>
<tr>
<th>Language</th>
<th>All residents</th>
<th>Tenants</th>
<th>Leasehold/Freehold</th>
</tr>
</thead>
<tbody>
<tr>
<td>French</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Igbo and Yoruba</td>
<td>2</td>
<td>2</td>
<td>0</td>
</tr>
<tr>
<td>Somali</td>
<td>1</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Spanish</td>
<td>3</td>
<td>2</td>
<td>1</td>
</tr>
</tbody>
</table>

4.3 Religion or belief

Three-fifths of respondents advised that they were of a Christian faith (60%), had no religion (23%) or were Muslim (9%). 6% preferred not to say.

Figure 4.3 Religion or belief

<table>
<thead>
<tr>
<th>Religion/belief</th>
<th>All residents</th>
<th>Tenants</th>
<th>Leasehold/Freehold</th>
</tr>
</thead>
<tbody>
<tr>
<td>Christian</td>
<td>60%</td>
<td>65%</td>
<td>39%</td>
</tr>
<tr>
<td>Muslim</td>
<td>9%</td>
<td>9%</td>
<td>6%</td>
</tr>
<tr>
<td>Any other religion</td>
<td>2%</td>
<td>3%</td>
<td></td>
</tr>
<tr>
<td>No religion</td>
<td>23%</td>
<td>18%</td>
<td>45%</td>
</tr>
<tr>
<td>Prefer not to say</td>
<td>6%</td>
<td>5%</td>
<td>10%</td>
</tr>
<tr>
<td>Base</td>
<td>150</td>
<td>119</td>
<td>31</td>
</tr>
</tbody>
</table>
5. Resident options

A variety of scenarios have been considered from complete refurbishment through to complete re-development. These scenarios were explored originally in the form of options 1 to 5, as drafted by Roland Karthaus Architects. After studying the feasibility of each option the Council has taken a decision not to progress those scenarios that primarily represent refurbishment because such approaches cannot be funded.

5.1 Comments on scenarios that cannot be funded

Residents were asked if they had any comments to make, either on the options or on the Council’s decision not to progress any options that could not be funded.

106 residents responded with 140 comments. A significant proportion of residents expressed strong views on their disappointment that the original proposals could not be continued, with a feeling that they had been let down over previous perceived promises to have their homes refurbished. There were, however, also many other types of response including a small percentage that supported progressing towards regeneration (7%).

Figure 5.1: Summary of comments on scenarios that cannot be funded

<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Why offer in the first place if not viable/should have been more honest at the start/unbelievable waste of time and money</td>
<td>17</td>
</tr>
<tr>
<td>Would like to know where money is going/no financial analysis made available/not convinced Council figures are correct</td>
<td>17</td>
</tr>
<tr>
<td>Repair/refurbish and let us remain in our own homes</td>
<td>14</td>
</tr>
<tr>
<td>Not a good decision/disagree with the decision</td>
<td>12</td>
</tr>
<tr>
<td>Consultation has been a sham/residents have been treated with contempt/it has been very upsetting and depressing</td>
<td>8</td>
</tr>
<tr>
<td>In favour of regeneration</td>
<td>8</td>
</tr>
<tr>
<td>Would like complete refurbishment and property maintenance – not demolition</td>
<td>7</td>
</tr>
<tr>
<td>Need more information on refurbishment and re-build</td>
<td>6</td>
</tr>
<tr>
<td>Very hard to know what to believe/no longer trust the Council</td>
<td>6</td>
</tr>
<tr>
<td>Should provide a better place for everyone on the estate/not fair for all residents</td>
<td>6</td>
</tr>
<tr>
<td>We would not be in this position if the Council had maintained properties properly</td>
<td>6</td>
</tr>
</tbody>
</table>

“The council began this whole process a painful 2 and a half years ago with the aim to raise the standard of living on the estate. Instead you have changed the parameters with an emphasis on building more homes and have ignored the wishes of residents on this estate. I have attended the majority of the meetings and know what the general opinion is from talking to and hearing the news of the estate. 80% wanted refurbishment. Why offer it if it wasn’t viable?!”

“I am in support of the demolition.”

“.The council has demonstrated complete bias in favour of demolition and totally failed to explore funding options for refurbishment with residents with any honesty.”
<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concern about re-housing priorities/balanced community</td>
<td>5</td>
</tr>
<tr>
<td>Calling them options is false and misleading</td>
<td>4</td>
</tr>
<tr>
<td>Don’t want such a good location and environment spoilt/will destroy the community</td>
<td>3</td>
</tr>
<tr>
<td>Parameters were changed to an emphasis on building more homes</td>
<td>2</td>
</tr>
<tr>
<td>Council will do what is best for them, not us</td>
<td>2</td>
</tr>
<tr>
<td>Not sure/don’t mind either way</td>
<td>2</td>
</tr>
<tr>
<td>Money could be saved by doing repairs properly with decent materials</td>
<td>2</td>
</tr>
<tr>
<td>Resident’s wishes have been ignored</td>
<td>2</td>
</tr>
<tr>
<td>Council is breaking the law by failing to carry out necessary repairs</td>
<td>1</td>
</tr>
<tr>
<td>Offer proposed to freeholders is undervalued and not real to London’s house prices</td>
<td>1</td>
</tr>
<tr>
<td>Have spent a lot money on my own property</td>
<td>1</td>
</tr>
<tr>
<td>Deal with drainage and manage contractors better</td>
<td>1</td>
</tr>
<tr>
<td>Don’t want to leave this estate</td>
<td>1</td>
</tr>
<tr>
<td>Want to stay in Lambeth area</td>
<td>1</td>
</tr>
<tr>
<td>Keep all green areas and trees</td>
<td>1</td>
</tr>
<tr>
<td>Do internal repairs, never mind external</td>
<td>1</td>
</tr>
<tr>
<td>Fear we have little information about future costs for residents</td>
<td>1</td>
</tr>
<tr>
<td>Start again from scratch</td>
<td>1</td>
</tr>
<tr>
<td>Other</td>
<td>2</td>
</tr>
</tbody>
</table>
5.2 The first scenario

Two remaining scenarios are still being considered by the Council and residents were asked for their views on these options.

The first scenario would involve refurbishing homes one part of the estate, subject to the available budget, and demolishing and re-building the rest of the estate.

As set out in the Council’s guarantees, everyone wishing to stay on the estate will have the opportunity to do so. The scenario would mean that the Council could build in the region of 60 to 80 more homes, however most of these would have to be sold to cover the cost of carrying out the required refurbishment work of the existing retained homes.

106 residents responded to this first scenario, making 142 comments. There were similar numbers in favour of the scenario (32% with certain caveats) as there are against (35%), with many comments difficult to definitively classify as one way or the other. Views were expressed that refurbishments and repairs were all that was needed, others were concerned about affordability, changes in tenancy conditions and about the Council keeping to their promises/guarantees.

Figure 5.2: Summary of comments on the first scenario

<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not in favour of this scenario</td>
<td>21</td>
</tr>
<tr>
<td>Okay if can stay on the estate/get a bigger property</td>
<td>15</td>
</tr>
<tr>
<td>Want to stay in current home and have full refurbishment</td>
<td>10</td>
</tr>
<tr>
<td>Like this idea/good thing to do</td>
<td>10</td>
</tr>
<tr>
<td>Not fair on those residents that are in demolition area (particularly homeowners who will not be re-housed)</td>
<td>8</td>
</tr>
<tr>
<td>Slightly good option/acceptable – good idea to retain parts of the estate</td>
<td>8</td>
</tr>
<tr>
<td>Our view doesn’t count as the Council will do as they wish regardless</td>
<td>7</td>
</tr>
<tr>
<td>Better option would be to totally demolish and re-build</td>
<td>6</td>
</tr>
<tr>
<td>Depends on extent of re-development, quality of new homes and process</td>
<td>5</td>
</tr>
<tr>
<td>Need financial evidence to prove case</td>
<td>4</td>
</tr>
<tr>
<td>As long as Council are honest and keep to their promise and we can stay on the estate</td>
<td>4</td>
</tr>
<tr>
<td>Putting money before people/privatisation by the back door/property speculation – no positive elements</td>
<td>3</td>
</tr>
<tr>
<td>Would like more information on what is to be demolished</td>
<td>3</td>
</tr>
</tbody>
</table>

“This is too big a scenario because we do not know what is to be built and you are asking people to use assumptions we have no idea about. I think this is a good estate, quiet with good homes and a community who deserve a decent home. So refurbishment of existing good homes and rebuild the ones which need it and those which have not been occupied for many years.”

“I don’t mind about rebuilding if that is what is decided.”

“I would like to move back into my apartment if it is going to be one of the ones to be demolished.”

“As stated before, this scenario doesn’t allow homeowners/freeholders to have the same status as before, so therefore, either of these scenarios are not good for us.”
<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>This scenario offers worse rights and rents for tenants</td>
<td>2</td>
</tr>
<tr>
<td>Will entail years of noise and disruption</td>
<td>2</td>
</tr>
<tr>
<td>Building more homes will change the estate and bring crime</td>
<td>2</td>
</tr>
<tr>
<td>Demolition is wasting money</td>
<td>2</td>
</tr>
<tr>
<td>Not sure/don’t mind either way</td>
<td>2</td>
</tr>
<tr>
<td>Don’t ruin a good community and area</td>
<td>2</td>
</tr>
<tr>
<td>Demolition goes against the will of the residents</td>
<td>2</td>
</tr>
<tr>
<td>Am elderly and do not have money to buy anything new</td>
<td>2</td>
</tr>
<tr>
<td>Budget must be open and honestly declared</td>
<td>2</td>
</tr>
<tr>
<td>Council has not been honest</td>
<td>2</td>
</tr>
<tr>
<td>More favourable for private owners</td>
<td>2</td>
</tr>
<tr>
<td>All scenarios lead to demolition</td>
<td>1</td>
</tr>
<tr>
<td>Suspect this scenario is preferred by Council to avoid leaseholder challenges</td>
<td>1</td>
</tr>
<tr>
<td>Just refurbishing doesn’t make sense – we all need new homes</td>
<td>1</td>
</tr>
<tr>
<td>Should not have let homes get into such a state of disrepair</td>
<td>1</td>
</tr>
<tr>
<td>Not acceptable but best worst scenario</td>
<td>1</td>
</tr>
<tr>
<td>Feel aggrieved Council will not consider options 6 to 8</td>
<td>1</td>
</tr>
<tr>
<td>Why on earth would I opt to have my own home (bought and paid for)</td>
<td>1</td>
</tr>
<tr>
<td>demolished?</td>
<td>1</td>
</tr>
<tr>
<td>Know that demolition will mean end to secure tenancies</td>
<td>1</td>
</tr>
<tr>
<td>What percentage will be council homes</td>
<td>1</td>
</tr>
<tr>
<td>Just want a good property that suits household needs</td>
<td>1</td>
</tr>
<tr>
<td>If decide to demolish I want to leave</td>
<td>1</td>
</tr>
<tr>
<td>Would not solve disrepair issues</td>
<td>1</td>
</tr>
<tr>
<td>Re-house tenants in new build</td>
<td>1</td>
</tr>
<tr>
<td>I am disabled so not much choice for me</td>
<td>1</td>
</tr>
<tr>
<td>Be careful and considerate in allocating right size and type of property</td>
<td>1</td>
</tr>
<tr>
<td>No idea</td>
<td>1</td>
</tr>
<tr>
<td>Would just like a decision asap</td>
<td>1</td>
</tr>
<tr>
<td>None should be available for sale at all</td>
<td>1</td>
</tr>
<tr>
<td>Just need good repairs</td>
<td>1</td>
</tr>
</tbody>
</table>

Where is Lambeth getting this funding from? You cannot afford to build ‘please explain’ SPV to us the residents. The option of demolishing the whole estate is very much questionable. This estate is for sale to the highest bidder.

“I would prefer this option, because it will be done quicker and I will have the opportunity to stay in my home...”

I agree to refurbishing some of the homes which are not really bad, but certain homes need to be knocked down badly, because they are in really bad condition.”

” It’s okay. Once the council are ready they should do whatever they like but they should keep to promises because majority of people don’t want to leave this area.”
5.3 The second scenario

The second scenario would involve demolition of all the existing homes (on a phased basis) and replacement with new homes which meet the needs of residents on the estate.

As set out in the Council’s Key Guarantees everyone wishing to stay on the estate will have the opportunity to do so. The scenario would mean that the Council could build around 150 or more homes for local people, a proportion of which will be for council rent, some will be at higher rents and some will be for private sale.

102 residents responded to this second scenario with their views, making 116 comments. In this case there are around a third in favour of the scenario (36%) and a third against (36%), with other responses again covering concerns over changes in tenancy conditions, affordability, lack of trust in the Council’s financial calculations or that the Council will keep to their guarantees.

Figure 5.3: Summary of comments on the first scenario

<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>In favour of this scenario</td>
<td>23</td>
</tr>
<tr>
<td>Not in favour of this scenario</td>
<td>18</td>
</tr>
<tr>
<td>Do not believe/trust the Council</td>
<td>8</td>
</tr>
<tr>
<td>Cannot guarantee everyone will be able to stay – how do homeowners know if they can afford to?</td>
<td>5</td>
</tr>
<tr>
<td>No sense knocking down homes with no problems</td>
<td>5</td>
</tr>
<tr>
<td>Best of the worst – this scenario is fairer as provides more homes</td>
<td>5</td>
</tr>
<tr>
<td>As long as get a comparable home and garden at same rent</td>
<td>5</td>
</tr>
<tr>
<td>Not in favour of change in tenancy conditions</td>
<td>4</td>
</tr>
<tr>
<td>Expect to paid out fair value if being forced out</td>
<td>3</td>
</tr>
<tr>
<td>Need a bigger property</td>
<td>3</td>
</tr>
<tr>
<td>Want to stay in current home</td>
<td>3</td>
</tr>
<tr>
<td>Unlikely that complete redevelopment could create something comparable</td>
<td>3</td>
</tr>
<tr>
<td>Need to see the financial calculations</td>
<td>3</td>
</tr>
<tr>
<td>All existing properties should be demolished</td>
<td>3</td>
</tr>
<tr>
<td>Want full refurbishment, not demolition</td>
<td>2</td>
</tr>
<tr>
<td>Try not to build high rise buildings</td>
<td>2</td>
</tr>
<tr>
<td>Want more information on where we will live while homes are rebuilt</td>
<td>2</td>
</tr>
<tr>
<td>Seems like evicting a whole community – social cleansing</td>
<td>2</td>
</tr>
</tbody>
</table>
### Comment Nbr

<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Make it a fair mixed tenure – don’t change balance</td>
<td>2</td>
</tr>
<tr>
<td>Property needs repairs, not replacement</td>
<td>1</td>
</tr>
<tr>
<td>Flawed and politically driven</td>
<td>1</td>
</tr>
<tr>
<td>Unlikely to have same space for same price in a new build</td>
<td>1</td>
</tr>
<tr>
<td>Needs to be on a phased basis to minimise disruption for older people</td>
<td>1</td>
</tr>
<tr>
<td>Sorry for those who have to move</td>
<td>1</td>
</tr>
<tr>
<td>As long as we are guaranteed our tenancy</td>
<td>1</td>
</tr>
<tr>
<td>Immoral and cruel</td>
<td>1</td>
</tr>
<tr>
<td>Please don’t take our homes</td>
<td>1</td>
</tr>
<tr>
<td>Exact financial amounts should be defined and made public</td>
<td>1</td>
</tr>
<tr>
<td>Give tenants first choice of home location – near park</td>
<td>1</td>
</tr>
<tr>
<td>Option 1 only</td>
<td>1</td>
</tr>
<tr>
<td>Council have already decided on what they want to do</td>
<td>1</td>
</tr>
<tr>
<td>All Council cares about is funding, not people. Need social rents not market rents.</td>
<td>1</td>
</tr>
<tr>
<td>No details have been provided/too many unanswered questions</td>
<td>1</td>
</tr>
<tr>
<td>Other</td>
<td>1</td>
</tr>
</tbody>
</table>

"As long as we will be guaranteed a home back on the estate, then that’s fine…"

“I don’t like this option because it is very less likely we will be back, I don’t believe the council that much.”

"Cressingham shows wear and tear, and some blocks need radical attention. But I think it would be destructive to the area to knock it al down and start again. The feeling of spaciousness is very good (green space and size of rooms). I think it’s unlikely that complete redevelopment could create something comparable.

“I am for the demolition as this means better living conditions, bigger homes and more homes provided for other people who are overcrowded or in need of a home. My property is in bad disrepair and year after year the problems reoccur. I have a young child in my home so I don’t see why my child should suffer in this condition….”

"This is the right scenario in my opinion as the estate would be too expensive to repair, and as a leaseholder I do not want to pay for the disrepair due to the poor maintenance of the estate…”

"The sounds better, because the buildings are really falling apart.”

"Terrible, totally against it…"
5.4 Comments regarding the offers made in the information packs

Residents were asked if they had any comments to make regarding the offers that have been made by the Council for those whose homes would be replaced, as set out in the documents “Information for Secure Tenants” and “Information for Homeowners”.

54 residents responded to this question, providing 60 comments mainly concerned with affordability issues, changes in tenancy conditions and unanswered questions.

Figure 5.4: Summary of comments on the first scenario

<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Security of tenure should remain whatever the option/official guarantee</td>
<td>7</td>
</tr>
<tr>
<td>More information is needed for homeowners/no proper offers yet</td>
<td>6</td>
</tr>
<tr>
<td>Deeply worried about future for residents – Council have a history of</td>
<td>6</td>
</tr>
<tr>
<td>not meeting promises/agreements or being honest</td>
<td></td>
</tr>
<tr>
<td>Should not be an opportunity to introduce restrictions on current</td>
<td>6</td>
</tr>
<tr>
<td>rights and conditions or higher rents</td>
<td></td>
</tr>
<tr>
<td>Financial disaster/not sure will be able to afford</td>
<td>5</td>
</tr>
<tr>
<td>Offers are not acceptable</td>
<td>5</td>
</tr>
<tr>
<td>Concern any new houses will be smaller/should be offered like for</td>
<td>4</td>
</tr>
<tr>
<td>like</td>
<td></td>
</tr>
<tr>
<td>Existing residents should have priority in choice of housing</td>
<td>3</td>
</tr>
<tr>
<td>Do not need or want a new home – no problems with mine</td>
<td>2</td>
</tr>
<tr>
<td>Have not seen the documents</td>
<td>2</td>
</tr>
<tr>
<td>Sooner you get started the better</td>
<td>2</td>
</tr>
<tr>
<td>Have no legal basis, so no meaning</td>
<td>1</td>
</tr>
<tr>
<td>Do not wish to move far from friends/neighbours</td>
<td>1</td>
</tr>
<tr>
<td>Do not want my house demolished</td>
<td>1</td>
</tr>
<tr>
<td>A lot of unanswered questions/ambiguous statements</td>
<td>1</td>
</tr>
<tr>
<td>Proposals from tenants/homeowners not been taken up</td>
<td>1</td>
</tr>
<tr>
<td>Happy with demolition option</td>
<td>1</td>
</tr>
<tr>
<td>Should provide a good place for everyone</td>
<td>1</td>
</tr>
<tr>
<td>Documents biased</td>
<td>1</td>
</tr>
<tr>
<td>Need to see independent audited figures</td>
<td>1</td>
</tr>
<tr>
<td>Council have produced informative documents</td>
<td>1</td>
</tr>
<tr>
<td>Give consideration to older/disabled/young families</td>
<td>1</td>
</tr>
<tr>
<td>Other</td>
<td>1</td>
</tr>
</tbody>
</table>

“It is wrong that leaseholders who choose to remain on the estate may not be able to afford to lease a new build home, as they are being sold at full market value, whilst the value of all the properties has gone up, we don’t know what the value of the new properties will be. So we may not be able to remortgage to retain what we have now.”

“A secure tenant should remain a secure tenant, regardless of being forced to move or not.”

“Just hope they keep their word because this has been going on for some time now. We all need to know where we stand.

“These homes are lovely and light and spacious. I do not need or want a new home as there are no problems with mine.”

“The council have done a good job on the draft documents sent. Very informative...”
5.5 Further comments

60 respondents took the opportunity to add further comments, highlighting the time the programme is taking to be resolved and the stress it is causing, together with a lack of clear information, lack of proof of costings and a feeling that the Council has already made their decision. There was also some re-stating of views about wishing to retain the Cressingham Gardens homes and community and not to demolish homes.

**Figure 5.5: Summary of comments on the first scenario**

<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely stressful period – no consideration of impact on our lives/not listened to our needs/difficult to plan for the future</td>
<td>9</td>
</tr>
<tr>
<td>Lack of clear information and poor timetable</td>
<td>6</td>
</tr>
<tr>
<td>Delay in consultation process/lack of care and respect/issues has dragged on far too long/shambolic and suspect</td>
<td>4</td>
</tr>
<tr>
<td>Council should be honest with residents</td>
<td>4</td>
</tr>
<tr>
<td>Offer us a fair price if we are forced out</td>
<td>4</td>
</tr>
<tr>
<td>Worry Council will not keep to their promise of making sure people are re-housed</td>
<td>4</td>
</tr>
<tr>
<td>Would like a bigger property inside C.Gdns</td>
<td>4</td>
</tr>
<tr>
<td>I do not want my home demolished</td>
<td>3</td>
</tr>
<tr>
<td>Tenancy agreements should remain a they are</td>
<td>2</td>
</tr>
<tr>
<td>Consultation is a sham – regeneration only benefits the Council</td>
<td>2</td>
</tr>
<tr>
<td>Please don’t destroy our home and community</td>
<td>3</td>
</tr>
<tr>
<td>Don’t want to move</td>
<td>2</td>
</tr>
<tr>
<td>Should be given the full facts – what are the options 6-9 we haven’t been told about</td>
<td>3</td>
</tr>
<tr>
<td>Put people before profit</td>
<td>2</td>
</tr>
<tr>
<td>We will fight against these proposals</td>
<td>2</td>
</tr>
<tr>
<td>Need accommodation to meet my family’s needs</td>
<td>2</td>
</tr>
<tr>
<td>Feel Council has already made their decision regardless of what we say</td>
<td>1</td>
</tr>
<tr>
<td>Please hurry up and make the decision so we can move on/when will all this come to term</td>
<td>1</td>
</tr>
<tr>
<td>Why is there still no proof of costings</td>
<td>1</td>
</tr>
</tbody>
</table>

“Clear information has been unforthcoming or arrives at the last minute. The lack of clarity and skipping timetable causes anxiety amongst residents that threatens community cohesion and harmony.”

“The council should listen to the residents of Cressingham Gardens. Leave us in our homes with a total refurbishment.”

“They should make the rooms in a good standard. The agreement of tenancy should be the same as we have now.”

“The worst part is the vague time line, and not knowing what will happen when. It makes it very difficult to plan for the future…”
<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Would like to see community gardening incorporated into plans</td>
<td>1</td>
</tr>
<tr>
<td>Would like to see cycle hangers for residents/friends to use</td>
<td>1</td>
</tr>
<tr>
<td>Change old houses for new houses</td>
<td>1</td>
</tr>
<tr>
<td>Where are we going to be re-housed in this two-year process?</td>
<td>1</td>
</tr>
<tr>
<td>Not convinced of the structural integrity of modern housing</td>
<td>1</td>
</tr>
</tbody>
</table>

“I wish for the council to hurry up and make their decision so we can get to the next level. In the meantime, we are being forced to continue living in these horrible flats.”
5.6 Further comments

Residents were asked whether they were familiar with the options 6, 7 and 8 formulated by some Cressingham Garden residents and which they would most like to see incorporated into any regeneration of the estate.

**Figure 5.6: Summary of comments on incorporating elements of options 6, 7 and 8 formulated by residents**

<table>
<thead>
<tr>
<th>Comment</th>
<th>Nbr</th>
</tr>
</thead>
<tbody>
<tr>
<td>Can’t remember or don’t know what the options are</td>
<td>55</td>
</tr>
<tr>
<td>Yes – all green aspects</td>
<td>10</td>
</tr>
<tr>
<td>All have merit and should be considered</td>
<td>9</td>
</tr>
<tr>
<td>N/A or no comment</td>
<td>8</td>
</tr>
<tr>
<td>Cheaper electricity/energy saving initiatives/solar panels</td>
<td>7</td>
</tr>
<tr>
<td>Do not support these options</td>
<td>5</td>
</tr>
<tr>
<td>Becoming a TMO or similar</td>
<td>3</td>
</tr>
<tr>
<td>Better parking</td>
<td>2</td>
</tr>
<tr>
<td>Bigger/safer homes</td>
<td>2</td>
</tr>
<tr>
<td>Better repairs</td>
<td>2</td>
</tr>
<tr>
<td>Residents should be able to see these options</td>
<td>1</td>
</tr>
<tr>
<td>Community involvement</td>
<td>1</td>
</tr>
<tr>
<td>Tenant’s panel to check quality of build</td>
<td>1</td>
</tr>
<tr>
<td>Concerned at opposition to Council plans</td>
<td>1</td>
</tr>
<tr>
<td>Passivhaus standard is a great idea</td>
<td>1</td>
</tr>
<tr>
<td>Agree there are more options to consider</td>
<td>1</td>
</tr>
<tr>
<td>No move without costs/provide financial details</td>
<td>1</td>
</tr>
<tr>
<td>Option 7 – community facility</td>
<td>1</td>
</tr>
<tr>
<td>A suitable upgrade repair option is preferable</td>
<td>1</td>
</tr>
<tr>
<td>Total refurbishment/no demolition</td>
<td>3</td>
</tr>
<tr>
<td>Other</td>
<td>6</td>
</tr>
</tbody>
</table>

“I like options 6, 7, & 8. I would be happy with any of them. These options are the most affordable and would eradicate fuel poverty for residents, and keep them in their homes where they want to stay. I think the Passivhaus standard is a great idea and a brilliant way of ensuring a quality refurb.”

“ All green aspects. Becoming a TMO or similar. The time and opportunity for all tenants and residents to be able to see these options.”

“Energy saving initiatives. Take running of the estate out of council hands so it is run for community benefit. Make better use of the car parks for residential properties and/or business development. Repairs not demolition.”

“I am deeply concerned at the opposition to the council plans, a group would like other options but little information, how these are a political group who seem to want to take over the estate.”
6. Conclusion

The Test of Opinion survey on the Cressingham Gardens estate has given residents the opportunity to express their views openly on the proposals put forward for modernising and improving the condition of properties on the estate within the constraints of the funding options available.

56% of residents responded to the survey expressing some very strong views both on the earlier regeneration options proposed and the two that are now considered to be the only viable routes forward.

The home
Answers to questions on the standard and condition of the home showed that fewer residents were dissatisfied with their home (42%) than satisfied (58%). This, however, discords with subsequent questions where a majority expressed dissatisfaction with their homes in relation to damp/disrepair (66%) and ability to keep homes warm in winter (56%). There is most definitely an acknowledgement that many of the properties are in very poor condition.

Resident options
The disappointment shown by residents in the withdrawal of earlier scoping options drafted by Roland Karthaus Architects has demonstrated a lack of understanding about the nature of the feasibility exercise, which led to the false impression that all options would be available. This will explain the feeling by residents that they have been let down. However, not all responses were against the need for some regeneration.

In terms of the two regeneration scenarios, the nature of the responses makes it very difficult to definitively say whether there is a preference for the first or second scenario, or indeed either of them.

The idea of refurbishing some properties and demolishing others got a very mixed response. The difficulty in classifying whether residents were in favour or not shows that for many the issues are not simple and there are many factors that need to be considered.

The second scenario, which involves demolition of existing homes, had around a third in favour and a third against. Other respondents had a range of issues and concerns over the level of detail, including terms and conditions, costs, and the degree to which the Council could follow through with commitments, particularly where there were questions about the financial calculations on which decisions were being made. Again it shows that, for many, the issues are more complex than simply accepting or declining a particular approach.

Moving home
One of the issues Lambeth wanted to understand was not only the willingness of the residents to be moved, but also their acceptance that in order to achieve the right outcome for them individually they may have to move a second time. This balance between time and possibly moving a second time revealed a preference to just move the once (80%).

Looking at the interest in developing the future housing the implication is that if the housing is designed and delivered to a standard that is acceptable then the idea of the one move is clearly beneficial to everyone.
Resident involvement
Over half of residents expressed interest in getting involved in the future development of Cressingham Gardens. While this is a positive outcome, on its own this does not provide detail on the extent or degree of such involvement residents would wish to have. The percentage of residents interested could in actual fact be higher as it may be that some residents were wary of expressing interest for fear it could be interpreted as approval for the re-development programme.

The survey results provide a range of ways that will help in the next stages of the development proposals and offer better direction in how to work with local residents. Awareness of the consultation programme so far is very high (96%), as is an understanding of the options presented to date (88%). However, with just under half of residents surveyed feeling they have enough information to formulate a view on the future of the estate (49%) there is a clear need for further dialogue in how any schemes are taken forward. There is, of course, a difference between being informed and the acceptance or otherwise of the implications. The level of awareness does provide a strong position from which to look at how more detailed understanding can now be provided.

The consultation process
The idea of having an Independent Tenant’s Adviser has been well received and well used. The survey results show that people are actively engaging in the future of the estate and their personal situation within it. The challenge when looking at any of these results is to be careful in how they are interpreted. There is clearly strong awareness, engagement and a high degree of personal participation. This is not the same as acceptance of the decisions and proposals and that is where further analysis would be required.

It is clear that residents wish for further information and clarification on various aspects of how regeneration might proceed and the consequences for each household’s own circumstances.

There are a number of concerns that residents suggest need addressing including:

- How secure are the Key Guarantees given to tenants and leaseholders?
- How affordable the new homes will be for leaseholders/freeholders?
- Who will be managing the estate – an SPV or the Council?
- Why tenancy conditions have to be changed from secure to assured and how this will affect rent levels.
- How to retain the same community balance and amenities.
- Who will be eligible for the shared ownership/shared equity offers?
- Extent of provision for level access accommodation for disabled/family households.
- Which homes are proposed for demolition and which for refurbishment?
- Where will residents be re-housed in this 2-year process?
- Will the financial calculations for each scenario be shared with residents?
Appendix 1 – Questionnaire

TEST OF OPINION SURVEY – CRESSINGHAM GARDENS
LONDON BOROUGH OF LAMBETH

Your reference number: 1263/…….

This survey is being carried out by Acuity Research and Practice on behalf of the London Borough of Lambeth Council.

The information collected through this survey will be treated in the strictest confidence and access will be strictly limited to the Council’s regeneration team, who will use it to inform the Council’s decision making process for the regeneration programme of Cressingham Gardens estate.

The views collected through this survey will help the Council to assess the current views of residents. You do not have to provide information on any questions you do not wish to answer, nor complete this survey. The answers you provide will be treated simply as your current opinion; your answers do not commit you to any course of action.

Absentee landlords will be sent a postal survey questionnaire to the address held by the Council. If you are a tenant of a private landlord, please forward to your landlord.

The survey should be completed by the tenant or freeholder or head leaseholder. If you were not at home when the interviewer called this survey will have been left with you. Please return the completed questionnaire in the freepost envelope provided by Friday 22nd May 2015.

If you would like this survey in another language please call Acuity on 0800 849 4019.
Section 1. Tenure and Home Preference information

Q1 Are you a:

- [ ] Tenant of the Council
- [ ] Leaseholder living on the Estate
- [ ] Freeholder living on the estate
- [ ] Leaseholder/Freeholder not living on the Estate

Q2 How long have you been living at Cressingham Gardens?
- [ ] Less than a year
- [ ] 1 - 5 years
- [ ] 6 - 10 years
- [ ] 11 - 15 years
- [ ] 16 - 20 years
- [ ] 21 years or over

Q3 Are you satisfied with the standard/condition of your home?

- [ ] Very Satisfied
- [ ] Satisfied
- [ ] Dissatisfied
- [ ] Very Dissatisfied

Q4 What are you most satisfied with regarding the standard/condition of your home?

_____________________________________________________________________
_____________________________________________________________________

Q5 What are you most dissatisfied with regarding the standard/condition of your home?

_____________________________________________________________________
_____________________________________________________________________

Q6 Does your home suffer from damp or disrepair?
- [ ] Yes
- [ ] No

Q7 Is your home difficult to keep warm in winter?
- [ ] Yes
- [ ] No

(Your answers to these following questions are just your opinion now. They do not commit you to anything.)

Q8 If your home were to be replaced and you were required to move, would you:
   a) [ ] Like to stay at Cressingham Gardens
   b) [ ] Like to move elsewhere within Lambeth
   c) [ ] Like to move elsewhere outside Lambeth
   d) [ ] None of the above

Q9 If your home were to be replaced and you were required to move (putting aside for the moment concerns in relation to tenancies and finances), would you prefer to:
   a) [ ] Move into a new build home
   b) [ ] Stay in your current home
   c) [ ] Move into an alternative existing refurbished property on the estate
   d) [ ] None of the above
Q10 If your home were to be replaced and you chose to remain at Cressingham Gardens, what would be the three most important issues for you?

a) A new home with a view
b) A new home in a good state of repair
c) Staying close to friends/current neighbours
d) Having a larger home that better meets your needs
e) Fitting of CCTV across the Estate
f) Better parking arrangements
g) Better private amenities (better/larger balcony or garden)
h) Having a home on the ground floor
i) Having a house or maisonette instead of a flat
j) Other - specify

Q11 What would be more important for you?

a) Moving only once.
b) Moving twice in order to move to a property that better meets your preferences

Q12 Would you wish to get involved in the future design of Cressingham Gardens?

Yes  No

Section 2 Views on information/consultation programme to date

Q13 Are you aware that the Council has been talking with Cressingham Gardens’ residents about the future of the estate?

Yes  No

Q14 Are you familiar with the Options (1 to 5) that were prepared to explore the future for the Estate?

Yes  No

Q15 Do you feel that the Council has provided you with enough information to formulate a view on the future of the Estate?

Yes  No

Q16 Have you spoken to and sought advice from the Independent Tenants’ Advisor (Simon Slater)?

Yes  No

Q17 Has it been helpful to have a Independent Tenants Advisor?

Yes  No

Q18 Have you attended any of the events held by the Council in the last 12 months?

Yes  No

Q19 Have you received the documents “Information for Tenants” and/or “Information for Homeowners”?

Yes  No

Q20 Do you feel that you understand the offers from the Council for Tenants/Homeowners?

Yes  No
Section 3. Equalities information

Q21 What is your ethnic origin?

White or White British:

- British (English, Scottish, Welsh, Northern Irish)
- Irish
- Gypsy or Irish Traveller
- Polish
- Portuguese

Any other White background (please state) ________________________________

Mixed or multiple ethnic groups

- White and Black Caribbean
- White and Black African
- White and Asian

Any other Mixed / Multiple ethnic background (please state) __________________________

Asian or Asian British

- Indian
- Pakistani
- Bangladeshi
- Chinese

Any other Asian background (please state) ________________________________

Black / African / Caribbean / Black British

- Caribbean background
- African Somalian
- Any other African or Black

Other ethnic group

- Arab
- Prefer not to say

Any other ethnic group (please state) ________________________________

Q22 Is English the main language spoken in your household? Yes No

Q22(a). If ‘No’ to Q22: What is the main language spoken? __________________________

Q23 What is your religion or belief?

- No religion
- Christian
- Buddhist
- Hindu

- Jewish
- Muslim
- Sikh
- Prefer not to say

Any other religion (please state) ________________________________
A variety of scenarios has been considered from complete refurbishment through to complete redevelopment. These scenarios were explored in the form of Options (1 to 5) as formulated by Roland Karthaus Architects.

The Council has taken a decision not to progress those scenarios that primarily represent refurbishment, because such approaches cannot be funded.

Q24. Do you have any comments to make on such refurbishment scenarios or on the Council’s decision not to progress those scenarios that could not be funded?
Two remaining scenarios are still being considered by the Council and we want your views on these options.

The first scenario would involve refurbishing homes on part of the estate, subject to the available budget, and demolishing and rebuilding the rest of the estate. What this would mean:

- As set out in our guarantees to you provided previously in the documents “Information for Secure Tenants and “Information for Homeowners”, everyone wishing to stay on the estate will have the opportunity to do so.
- We could build in the region of 60 to 80 more homes.
- Refurbishing some of the existing homes would still be expensive for the Council and most of the additional homes we build would have to be sold to enable us to do up the rest.

Q25. What is your view on this scenario?

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The second scenario would involve demolition of all the existing homes (on a phased basis) and replacement with new homes which meet the needs of residents on the estate. What this would mean:

- As set out in our guarantees to you, everyone wishing to stay on the estate will have the opportunity to do so.
- We could provide around 150 more homes for local people – 50% or more will be for council rent, some would be for private sale and others rented at market rents.
- This does not require any money for refurbishment of existing homes, as they would all ultimately be demolished and replaced.
- All residents would be able to move to new homes on the estate.

Q26. What is your view on this scenario?
Q27. Do you have any comments to make regarding the offers that have been made by the Council for those whose homes would be replaced, as set out in the documents ‘Information for Secure Tenants’ and ‘Information for Homeowners’?

_____________________________________________________________________

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Q28. Do you have any further comments that you wish to make?

_____________________________________________________________________

_____________________________________________________________________

_____________________________________________________________________

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_____________________________________________________________________
Q29. If you are familiar with the Options 6, 7 and 8 that have been formulated by some of the residents, what elements of these would you most like to see incorporated into any regeneration of the Estate?

_____________________________________________________________________
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DRAFT VIABILITY REPORT

For the Project

At

CRESSINGHAM GARDENS

Prepared On Behalf Of

LONDON BOROUGH OF LAMBETH

Date: 3rd July 2015
Reference: 14/124 Version 7
## Version Control

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VIABILITY REPORT FOR THE REDEVELOPMENT OF CRESSINGHAM GARDENS ESTATE

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1. INTRODUCTION

The London Borough of Lambeth has committed to a programme of estate regeneration within the Borough to bring about long-term improvements to its housing stock and the quality of living for its residents.

To bring about this change the Council has been looking at viable options to refurbish and extend the lifespan of existing stock to provide good quality housing to meet the needs of residents. It has also been looking at areas within the Borough with development potential, including its own estates, to bring forward additional housing in the Borough to help meet the growing number of households wishing to live there.

As part of this programme, the Council has identified the housing stock on the Cressingham Estate ("the site") as being in need of improvement and with the potential for delivering an up-lift in the number of homes.

Airey Miller Partnership has been commissioned to complete financial analysis of the preliminary options being considered by the Council and to report on the relative merits in financial terms of the options being explored.

The scenarios tested demonstrate how by flexing some of the key priorities underpinning regeneration on the site, the capital cost, funding requirements and level of cross-subsidy generated interlinks to bring about different outcomes and risk profiles for the Council.

The purpose of this report is therefore to provide an overview of the financial viability of the site summarising work to date and setting out a series of scenarios for consideration by the Council.

An initial viability has been carried out on two options to show a base option based on the Council’s aspirations in terms of the ability to cross subsidise the anticipated refurbishment costs, provide the requisite level of affordable housing provision and deliver any new build housing.

This base option has demonstrated that the two development options are viable, but do require modest adjustments to the Council’s principle objectives and aspirations. Consequently, further scenario testing has been undertaken to understand the effects of changes to these requirements and to present the Council with a number of options to allow the Council to make informed decisions on how and where there is flexibility in the proposed development strategy. These options are presented in Section 4 of this report.
1.1 Delivery from the proposed options

The Council is considering two development options. These options have been produced as part of the feasibility and massing exercise completed by Karthaus Design and summarised in the Cressingham Gardens Summary Report dated March 2015:

- **Option 4 Partial Redevelopment with Refurbishment**
  This option sees the demolition of Crosby, Longford, Scarlette, Papworth and Chandler. In total:
  - 121 homes demolished
  - 93 tenants
  - 28 leaseholders/ freeholders

  Replaced with 193 new homes and Refurbishment of retained stock

- **Option 5 Comprehensive Redevelopment**
  This sees the entire estate demolished. In total:
  - 306 homes demolished
  - 212 tenants
  - 94 leaseholders/ freeholders

  Replaced with 464 new homes
1.2 Delivery Aspirations
Under both base options, it is been assumed that the regeneration proposals will re-provide the existing stock as far as practicable (re-providing the equivalent unit size mix as currently exists).

It is assumed under the refurbishment option (Option 4) that the regeneration project for the redeveloped part of the estate will provide the funding for refurbishment. This represents 2/3 of the £8m indicative cost of work. This is included in the financial appraisal as an additional cost during the development works. A proportion of this is assumed to be subsequently recouped from leaseholders.

A Right to Buy capital allocation of £1.68m is assumed for enabling and acquisitions. A Right to Buy capital input is also assumed against 30% of the net gain affordable housing construction costs.

Airey Miller is advised by the Council that it has set out clear minimum objectives for regeneration. These are:

- To re-provide homes for all those wishing to remain on an estate. For the purposes of the estate regeneration this means:
  - Re-providing existing tenants with an equivalent new home
  - Re-providing 80% of leaseholders with an equivalent new home
- To fix the rent for existing tenants to the equivalent of a social or target rent (i.e. homes at council rent levels)
- As a minimum, to ensure that the net gain additional new homes meet Council policy:
  - Planning Policy requires a minimum of 40% affordable homes
  - Tenancy Strategy requires that 1 and 2 bedroom properties be let at maximum of LHA rates and family homes (3 bedrooms and larger) be let at target rents

The Council has also declared its aspirations as set out below:

Tenure of net gain homes
- 60% affordable
  - made up from 100% Council Rent
- 40% private rent

Unit Size Mix of net gain homes
- 1 Bed – 15%
- 2 Bed – 50%
- 3 Bed – 25%
- 4 Bed – 10%

Rents
- Net gain affordable homes to be provided at council rent levels (otherwise known as Target Rent)
1.3 Programme and Decanting

The programme for the development options is based on a sequenced decant strategy that is aligned to the construction programme. It is acknowledged that the Council may deviate from this timeline, securing properties as and when they become available.

Broadly, development is proposed to take place in a continuous phase with site preparation concluding in the first quarter of 2017. Construction and refurbishment work will commence in the second quarter 2017 with work taking approximately 139 and 244 weeks respectively for Option 4 and Option 5.

The delivery profile is illustrated below for the base options:

Option 4

Delivery Profile
Option 5

Delivery Profile

2. FINANCIAL VIABILITY ANALYSIS

The purpose of this financial viability analysis is to establish whether the options proposed to bring about estate regeneration at Cressingham Gardens are viable and deliverable, providing the Council with an acceptable risk profile and a positive net present value ("NPV").

NPV is a measure of how profitable a future cashflow is by comparing the value of a pound today to the value of that pound at a future point, taking inflation into account. If the NPV of a prospective project is positive, the project stands to provide an increased return on investment and would be considered acceptable. However, if NPV is negative, the project probably should be rejected because the cost of implementing will not be recovered in the future.

In terms of the financial structure, it is recognised that the Council is still considering a number of different finance approaches. For the purpose of this analysis, the financial appraisal is operating a tiered funding structure. In brief, this approach enables:

- Development finance cost to be rolled-up
- Re-finance after Practical Completion. Ability to borrow more than development cost if there is sufficient headroom within LTV limit of asset.
- Tier One (Senior debt) to be re-paid as a priority before Tier Two Finance (Subordinated debt)
- Income commences upon occupation under PRS scenario. Private sales enable income to be realised earlier through off-plan sales and earlier hand-over during construction.
3. BASE OPTION
A base option has been considered for each development proposal. The base option takes account of the Council’s objectives and aspirations detailed earlier in this report and determines the extent to which these ambitions can be achieved.

The base option delivers the following outcomes:

**Option 4**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Outcome</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of dwellings proposed fits Karthaus design (193)</td>
<td>Achieved</td>
</tr>
<tr>
<td>Housing Size Mix</td>
<td>Achieved</td>
</tr>
<tr>
<td>Re-provide existing homes at Target Rent</td>
<td>Achieved</td>
</tr>
<tr>
<td>Fund Refurbishment Cost</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain homes meet Planning Policy (40% affordable housing)</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain 1 and 2 bed affordable homes meet Tenancy Strategy</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain 3 bed (or more) affordable homes meet Tenancy Strategy</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net Gain Private delivered as Private Rent</td>
<td>Flex – 60% private sale</td>
</tr>
<tr>
<td>Nil pump priming investment from LBL</td>
<td>Achieved</td>
</tr>
<tr>
<td>Finance at Council Rate</td>
<td>Achieved</td>
</tr>
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<td></td>
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<tr>
<td>NPV</td>
<td>£798,808</td>
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<tr>
<td>Finance Cost</td>
<td>£66,364,183</td>
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<td>Breakeven achieved in</td>
<td>Sept-73</td>
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### Option 5

<table>
<thead>
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<th>Status</th>
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<tr>
<td>No. of dwellings proposed fits Karthaus design (464)</td>
<td>Achieved</td>
</tr>
<tr>
<td>Housing Size Mix</td>
<td>Achieved</td>
</tr>
<tr>
<td>Re-provide existing homes at Target Rent</td>
<td>Achieved</td>
</tr>
<tr>
<td>Fund Refurbishment Cost</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain homes meet Planning Policy (40% affordable housing)</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain 1 and 2 bed affordable homes meet Tenancy Strategy</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain 3 bed (or more) affordable homes meet Tenancy Strategy</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net Gain Private delivered as Private Rent</td>
<td>Flex – 60% private sale</td>
</tr>
<tr>
<td>Nil pump priming investment from LBL</td>
<td>Achieved</td>
</tr>
<tr>
<td>Finance at Council Rate</td>
<td>Achieved</td>
</tr>
<tr>
<td><strong>NPV</strong></td>
<td><strong>£13,013,539</strong></td>
</tr>
<tr>
<td>Finance Cost</td>
<td>£99,700,039</td>
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<tr>
<td>Breakeven achieved in</td>
<td>Dec-59</td>
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</table>
4. SCENARIO TESTING

It is recognised that it is preferable for the Council to achieve as many of its ambitions as possible, within the most acceptable risk profile.

To assess and provide visibility of some of the potential options available to the Council to secure improvements, Airey Miller Partnership has tested a number of viability scenarios. Using the base option as the starting point, sequential alterations have been made to the principle assumptions to capture and articulate the potential scope for enhancement.

In conducting these viability scenarios, three principle assumptions have been explored. These are dwelling density, tenure of private net gain dwellings, and level of affordable rents.

4.1 Outcomes of Scenario Testing

The outputs are summarised over the following pages.

Option 4 – Partial Redevelopment with Refurbishment

Base Option

Based on 193 dwellings and a refurbishment cost of £5.3m a viable scheme is achievable. The replaced affordable properties are re-provided at Target Rent.

This relies on a 40/60 affordable to private tenure split on the net gain element. The affordable element is provided in accordance with the Council’s Tenancy Strategy and the private net gain element is completely provided (100%) as private sale.
Option 4.1
To enable the Council to deliver an element of private rent instead of private sale, the development would need to deliver 210 dwellings. By removing the early income receipt associated with private sales increases the cost of borrowing and extends the breakeven period.

| No. of dwellings proposed fits Karthaus design (193) | Flex – 210 dwellings |
| Housing Size Mix | Achieved |
| Re-provide existing homes at Target Rent | Achieved |
| Fund Refurbishment Cost | Achieved |
| Net gain homes meet Planning Policy (40% affordable housing) | Achieved |
| Net gain 1 and 2 bed affordable homes meet Tenancy Strategy | Achieved |
| Net gain 3 bed (or more) affordable homes meet Tenancy Strategy | Achieved |
| Net Gain Private delivered as Private Rent | Achieved |
| Nil pump priming investment from LBL | Achieved |
| Finance at Council Rate | Achieved |
| NPV | £399,882 |
| Finance Cost | £226,008,281 |
| Breakeven achieved in | Sept-75 |
Option 4.2
To enable the Council to deliver a scheme aligned to the proposed number of dwellings and an element of private rent instead of private sale, the development would need to deliver 1 and 2 bed net gain affordable properties at 80% of private rent values (otherwise known as discount rent). The 3 bed+ properties are at Council Rent levels.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Status</th>
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</thead>
<tbody>
<tr>
<td>No. of dwellings proposed fits Karthaus design (193)</td>
<td>Achieved</td>
</tr>
<tr>
<td>Housing Size Mix</td>
<td>Achieved</td>
</tr>
<tr>
<td>Re-provide existing homes at Target Rent</td>
<td>Achieved</td>
</tr>
<tr>
<td>Fund Refurbishment Cost</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain homes meet Planning Policy (40% affordable housing)</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain 1 and 2 bed affordable homes meet Tenancy Strategy</td>
<td>Flex – 40% Planning Policy at 80% OMRs (Discount rent)</td>
</tr>
<tr>
<td>Net gain 3 bed (or more) affordable homes meet Tenancy Strategy</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net Gain Private delivered as Private Rent</td>
<td>Flex – 9% private rent and 51% private sale</td>
</tr>
<tr>
<td>Nil pump priming investment from LBL</td>
<td>Achieved</td>
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<tr>
<td>Finance at Council Rate</td>
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<td>Finance Cost</td>
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<td>Breakeven achieved in</td>
<td>Sept-70</td>
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</table>
Option 4.3
With a scheme providing 210 dwellings, it could be possible to deliver 60% affordable housing in the net gain element. It would enable the initial 40% net gain affordable element to have rents at Tenancy Strategy levels, with the additional 20% net gain affordable having rents at 80% of OMR’s (or otherwise known as discount rents). The private element would be delivered as 20% private rent and 80% private sale.

| No. of dwellings proposed fits Karthaus design (193) | Flex – 210 dwellings |
| Housing Size Mix | Achieved |
| Re-provide existing homes at Target Rent | Achieved |
| Fund Refurbishment Cost | Achieved |
| Net gain homes meet Planning Policy (40% affordable housing) | Flex – 60% affordable delivered on net gain |
| Net gain 1 and 2 bed affordable homes meet Tenancy Strategy | Achieved – 40% Planning Policy at Tenancy Strategy with additional 20% at 80% OMR’s |
| Net gain 3 bed (or more) affordable homes meet Tenancy Strategy | Achieved – 40% Planning Policy at Tenancy Strategy with additional 20% at 80% OMR’s |
| Net Gain Private delivered as Private Rent | Flex – 8% as private rent and 32% private sale |
| Nil pump priming investment from LBL | Achieved |
| Finance at Council Rate | Achieved |
| NPV | £415,854 |
| Finance Cost | £118,450,663 |
| Breakeven achieved in | Jun-75 |

Option 5 – Comprehensive Redevelopment

Base Option
Based on 464 dwellings a viable scheme is achievable.

The net gain element of the scheme delivers a 40 / 60% split between affordable and private tenures. The affordable housing delivery is in accordance with the Council’s Tenancy Strategy. The private element relies on 100% private sale.
Option 5.1
To enable the Council to deliver an element of private rent instead of private sale, the development would need to deliver 522 dwellings. By removing the early income receipt associated with private sales increases the cost of borrowing and extends the breakeven period.

<table>
<thead>
<tr>
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<th>Outcome</th>
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<tbody>
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<td>(464)</td>
<td>Flex – 522 dwellings</td>
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<tr>
<td>Housing Size Mix</td>
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<tr>
<td>Re-provide existing homes at Target Rent</td>
<td>Achieved</td>
</tr>
<tr>
<td>Fund Refurbishment Cost</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain homes meet Planning Policy (40%</td>
<td>Achieved</td>
</tr>
<tr>
<td>affordable housing)</td>
<td></td>
</tr>
<tr>
<td>Net gain 1 and 2 bed affordable homes meet</td>
<td>Achieved</td>
</tr>
<tr>
<td>Tenancy Strategy</td>
<td></td>
</tr>
<tr>
<td>Net gain 3 bed (or more) affordable homes meet</td>
<td>Achieved</td>
</tr>
<tr>
<td>Tenancy Strategy</td>
<td></td>
</tr>
<tr>
<td>Net Gain Private delivered as Private Rent</td>
<td>Achieved</td>
</tr>
<tr>
<td>Nil pump priming investment from LBL</td>
<td>Achieved</td>
</tr>
<tr>
<td>Finance at Council Rate</td>
<td>Achieved</td>
</tr>
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<td>NPV</td>
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<td>Finance Cost</td>
<td>£542,211,278</td>
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<tr>
<td>Breakeven achieved in</td>
<td>Jun-75</td>
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</table>
Option 5.2
The Council is able to deliver a scheme aligned to the proposed number of dwellings and an element of private rent instead of private sale. It would also be able to deliver net gain affordable properties at Council Rent levels.

<table>
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<th>Requirement</th>
<th>Status</th>
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<td>No. of dwellings proposed fits Karthaus design (464)</td>
<td>Achieved</td>
</tr>
<tr>
<td>Housing Size Mix</td>
<td>Achieved</td>
</tr>
<tr>
<td>Re-provide existing homes at Target Rent</td>
<td>Achieved</td>
</tr>
<tr>
<td>Fund Refurbishment Cost</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain homes meet Planning Policy (40% affordable housing)</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain 1 and 2 bed affordable homes meet Tenancy Strategy</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain 3 bed (or more) affordable homes meet Tenancy Strategy</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net Gain Private delivered as Private Rent</td>
<td>Flex – 24% as private rent and 36% private sale</td>
</tr>
<tr>
<td>Nil pump priming investment from LBL</td>
<td>Achieved</td>
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<tr>
<td>Finance at Council Rate</td>
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</tr>
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<td>NPV</td>
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<td>Finance Cost</td>
<td>£275,386,901</td>
</tr>
<tr>
<td>Breakeven achieved in</td>
<td>Jun-75</td>
</tr>
</tbody>
</table>
Option 5.3
With a scheme providing 522 dwellings, it could be possible to deliver 60% affordable housing in the net gain element. It would enable the initial 40% net gain affordable element to have rents at Tenancy Strategy levels, with the additional 20% net gain affordable having rents at 80% of OMR’s (or otherwise known as discount rents). The private element delivers 70% private rent and 30% as private sale.

| No. of dwellings proposed fits Karthaus design (464) | Flex – 522 dwellings |
| Housing Size Mix | Achieved |
| Re-provide existing homes at Target Rent | Achieved |
| Fund Refurbishment Cost | Achieved |
| Net gain homes meet Planning Policy (40% affordable housing) | Flex – 60% affordable delivered on net gain |
| Net gain 1 and 2 bed affordable homes meet Tenancy Strategy | Achieved – 40% Planning Policy at Tenancy Strategy with additional 20% at 80% OMR’s |
| Net gain 3 bed (or more) affordable homes meet Tenancy Strategy | Achieved – 40% Planning Policy at Tenancy Strategy with additional 20% at 80% OMR’s |
| Net Gain Private delivered as Private Rent | Flex – 28% as private rent and 12% private sale |
| Nil pump priming investment from LBL | Achieved |
| Finance at Council Rate | Achieved |

NPV £10,651,265
Finance Cost £358,487,814
Breakeven achieved in Mar-71
Option 5.4
It is possible to deliver all the private net gain properties as private rent and deliver 60% affordable housing by delivering the planning policy 1 and 2 bed net gain affordable properties at 70% of private rents and the additional 20% affordable housing at 80% of private rents.

<table>
<thead>
<tr>
<th>No. of dwellings proposed fits Karthaus design (464)</th>
<th>Flex – 522 dwellings</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing Size Mix</td>
<td>Achieved</td>
</tr>
<tr>
<td>Re-provide existing homes at Target Rent</td>
<td>Achieved</td>
</tr>
<tr>
<td>Fund Refurbishment Cost</td>
<td>Achieved</td>
</tr>
<tr>
<td>Net gain homes meet Planning Policy (40% affordable housing)</td>
<td>Flex – 60% affordable delivered on net gain</td>
</tr>
<tr>
<td>Net gain 1 and 2 bed affordable homes meet Tenancy Strategy</td>
<td>Achieved – 40% Planning Policy at 70% OMR’s with additional 20% at 80% OMR’s</td>
</tr>
<tr>
<td>Net gain 3 bed (or more) affordable homes meet Tenancy Strategy</td>
<td>Achieved – 40% Planning Policy at Tenancy Strategy with additional 20% at 80% OMR’s</td>
</tr>
<tr>
<td>Net Gain Private delivered as Private Rent</td>
<td>Achieved</td>
</tr>
<tr>
<td>Nil pump priming investment from LBL</td>
<td>Achieved</td>
</tr>
<tr>
<td>Finance at Council Rate</td>
<td>Achieved</td>
</tr>
</tbody>
</table>

| NPV                                                   | £3,737,786          |
| Finance Cost                                         | £489,138,416        |
| Breakeven achieved in                                 | Sep-74              |
Option 5.5
It is possible to deliver the improvement of the affordable housing rents but this delivers 70% of the net gain private properties as private rent. The 1 and 2 bed net gain affordable properties can be delivered at 93% of LHA caps with the 3 bed properties at Council Rent.

| No. of dwellings proposed fits Karthaus design (464) | Achieved |
| Housing Size Mix | Achieved |
| Re-provide existing homes at Target Rent | Achieved |
| Fund Refurbishment Cost | N/A |
| Net gain homes meet Planning Policy (40% affordable housing) | Flex – 50% affordable delivered on net gain |
| Net gain 1 and 2 bed affordable homes meet Tenancy Strategy | Achieved – 40% Planning Policy at Tenancy Strategy with additional 10% at 80% OMR’s |
| Net gain 3 bed (or more) affordable homes meet Tenancy Strategy | Achieved – 40% Planning Policy at Tenancy Strategy with additional 10% at 80% OMR’s |
| Net Gain Private delivered as Private Rent | Flex –5% as private rent 45% private sale |
| Nil pump priming investment from LBL | Achieved |
| Finance at Council Rate | Achieved |

| NPV | £7,461,451 |
| Finance Cost | £173,521,736 |
| Breakeven achieved in | Sept-68 |
5. SUMMARY

Through our financial analysis of the two development options, it is evident that the Cressingham Gardens Estate is viable for regeneration.

The base options presented recognise the key objectives of delivering within the principle policy requirements of the Council.

The scenario testing then further demonstrates the scope for further refinement moving forward. Within the scenario testing reported here, it is evident that there is sufficient scope to flex the base option to achieve more of the Council’s aspirations or to achieve a greater NPV.
VIABILITY REPORT FOR THE REDEVELOPMENT OF CRESSINGHAM GARDENS ESTATE

Notes and Exclusions
- Numerous input data remains to be refined by the client and other advisors, the current model output is therefore not representative of the final scheme position.
- Indicated finance costs will not be accurate where the scheme does not reach a positive position.
- The finance structure is indicative and will need to be agreed with the eventual funder.
- This model has been prepared at an early stage in the project development based on limited information; the results of the model may therefore change in line with scheme / financial development. A further iteration of the model will be undertaken in due course.
- The gross and net rent cashflow is intended to be indicative only. A full business plan including major repair and replacement should be produced to inform cashflow.
- Airey Miller accepts no liability for the accuracy of input data other than that provided by Airey Miller Partnership. In particular, no liability is accepted in respect of values or income or operational/management costs. At present, the model uses affordable values as advised by the Council and those set out in the Local Housing Allowance for Inner South East London, June 2015. The Open Market Sales and Rental Values reported to the Council are provided by Lambert Smith Hampton and Hamptons International. These will need to be checked for a more location specific value weightings going forward.
- Airey Miller Partnership accept no liability for user changes to the model, any proposed changes should be referred to Airey Miller Partnership for checking.
- Airey Miller Partnership has produced its own Order of Costs to inform the cost assumptions. It is intended that these OoC’s provide a consistent and up to date base date. The detail is based on the previous design work and it is assumed that the design will work around the existing infrastructure layout. If there is a need to re-route services etc. then this will incur additional cost.
- The NPV figures reported are illustrative only. Cost and values will fluctuate during the development period and it is recommended that the financial position is constantly monitored to ensure financial performance is maintained.
- There may be minor discrepancies between the figures presented owing to rounding in the calculations within the financial model.
THE REGENERATION OF YOUR ESTATE
INFORMATION FOR SECURE TENANTS

IF YOU ARE A COUNCIL TENANT,
THE COUNCIL GUARANTEES
THAT YOU WILL BE ABLE
TO CONTINUE LIVING ON YOUR ESTATE
FORWARD BY THE CABINET MEMBER FOR HOUSING

The Need for More Homes

There is an urgent need for new, genuinely affordable homes in Lambeth. There are 21,000 households on the housing register and prices for homes to rent and buy are rising beyond the reach of many local people. Furthermore, Lambeth’s population is growing, putting even more pressure on housing.

Estate Regeneration

To help meet that growing housing need, the Council must make good use of its resources, looking at where it can provide additional homes and improve conditions for existing residents. In December 2014, the Council resolved to review its existing estates to identify those where:

1. the costs to bring the homes up to the Lambeth Housing Standard are prohibitive;
2. refurbishment works themselves will not address underlying problems faced by residents, such as poor design, poor access, crime and anti-social behaviour; and/or
3. there is potential to deliver additional homes.

Your Estate and Your Home

The Council has included your estate as an estate for consideration as part of its estates regeneration programme.

The Council is exploring with you and your community what opportunities exist to deliver additional homes across your estate. This could mean that your existing home will need to be replaced by new homes. These new homes will be built to a high quality to create a desirable new neighbourhood for you to live in.

Your Community

From the Council’s perspective, the primary purpose for initiating the estate regeneration programme is to deliver more affordable housing. The Council recognizes that this can be disruptive to existing residents. The Council has committed to make sure that existing tenants will be able to continue living on their estate, regardless of how that estate is regenerated, and to seek to minimize disruption to residents through the regeneration process.

Shaping the Future

Having made this guarantee, to ensure that you can continue to live on your estate, the Council has made a further commitment to engage with you and your community to enable you to influence how your estate is regenerated. Whilst recognizing that the regeneration could be disruptive, this is an opportunity for you to work with the masterplanning team to help shape the future of the place that you live.

Cllr Matthew Bennett
Cabinet Member for Housing
CONTENTS

1. Key Guarantees from the Council
2. Regeneration of Your Estate
3. Your Involvement
4. Council Commitments Explained
5. Supporting You through the Process
6. Your New Tenancy Explained
7. Compensating You for Moving
8. The New Homes

Purpose of the booklet

This booklet is for secure tenants living on an estate within the Lambeth estate regeneration programme, who would be affected by regeneration of their estate. The contents of this booklet apply specifically to those tenants whose homes would be replaced as part of the regeneration programme.

The booklet is designed to provide the essential information to help tenants appreciate the potential implications of the regeneration proposals and the corresponding commitments by the Council to mitigate the disruption and provide a replacement home.

We do understand that this is can be a stressful time and hope that by providing clear and accurate information within this booklet tenants will fully understand the regeneration and rehousing process. It also sets out the help, support and guidance that will be made available.
KEY GUARANTEES FROM THE COUNCIL FOR EXISTING SECURE TENANTS

1. Any secure tenant who wishes to continue to live at their current estate will have the opportunity to do so.
2. Any secure tenant who wishes to remain a council tenant will be able to do so.
3. Secure tenants who have to move will have the choice:
   a. EITHER, to take an assured lifetime tenancy as a tenant in a new home on the estate
   b. OR, if available, to take an assured lifetime tenancy in a refurbished home on the estate
   c. OR, will be given high priority (Band A) to bid for a new home elsewhere in the Borough through the Choice Based Lettings scheme
4. Where a tenant chooses to remain and move to a newly built home on the estate, the new tenancy will be an assured lifetime tenancy. Where a tenant is able to move into a refurbished home on the estate, then it is likely that the tenancy will remain a secure tenancy. Where a tenant chooses to move away from the estate they will have the opportunity to bid for a secure tenancy or an assured lifetime tenancy elsewhere in the Borough.
5. The Council assures that tenants will not be worse off in terms of the size of their accommodation than their current circumstances.
6. The new home will meet your housing needs, according to the Lambeth Housing Allocation Scheme 2013 (noting an exception in relation to adult children, so that Key Guarantee (5) can be met).
7. Tenants who are overcrowded will be offered a larger home that addresses the overcrowding, according to the Lambeth Housing Allocation Scheme 2013.
8. Tenants who are under-occupying by one bedroom or more than one bedroom will be offered a new home with one bedroom above their need (for example, a couple living in a 3-bed home would be offered a 2-bed home when their actual need is a 1-bed).
9. Rents for the new homes will be at council rent levels and set in accordance with government guidelines.
10. The Council will pay the statutory home loss payment, this was £4,900 in December 2014, plus reasonable costs of removal and disturbance. An element of home loss payment can be made before the final move to help facilitate the move. The amount will be agreed on a case by case basis; advance payments will be a maximum of £1,000.
11. The Council will provide help with rehousing to all affected households during the process. Additional support will be offered to residents with special needs or disabilities. This additional support could include:
    a. packing and unpacking services at the time of the move;
    b. help in claiming benefits at the new address; and
    c. liaising with other agencies such as social services.
12. The Council will make every effort to ensure that people only have to move once by phasing development so that some new homes are built before existing homes are demolished.
13. Those tenants, who require adaptations to their property due to their disability or to the disability of a family member, will have this carried out before they are required to move into a new property. Any necessary adaptations will be carried out in consultation with the user and with relevant professionals e.g. Occupational Therapists or Social Workers.
14. Vulnerable tenants will be offered a handyperson service to help with small jobs required for the removal.
15. The Council will provide all possible advice, information and support to tenants who choose to seek rehousing either elsewhere in Lambeth or outside of the Borough.
REGENERATION OF YOUR ESTATE

The purpose of regenerating your estate is:

▪ to provide more affordable housing
▪ to improve the quality of those existing homes that are selected to remain
▪ to improve the quality of the estate as a whole

This is a council-led regeneration of the estate. The majority of the new homes will be homes for council rent.

The regeneration of your estate is NOT going to be a private development.

The Council is NOT selling the estate to private developers or a housing association.

There will be some private homes to enable existing homeowners the opportunity to remain on the estate. And a few private homes for sale may be required to help make the project financially viable. But, to re-iterate, the majority of the new homes will be homes for council rent.

If you live in parts of the estate to be regenerated, you will need to move home. You will be offered a newly built home on the estate. Some existing homes, that are to be refurbished, may become available for you to move to.

If you live in parts of the estate to be retained and refurbished, you will have the option to remain in your existing home or to move to a new home. It is likely, however, that the refurbishment works will require tenants and homeowners to move temporarily, even if you then return to your existing home.

The Council is committed:

▪ to minimise the level of disruption caused to residents by the regeneration process;
▪ to keep communities together, wherever possible and wherever those communities wish to stay together, and to work with communities to enable this to happen;
▪ to minimise the number of times that people need to move; and
▪ to ensure that any temporary relocations that might be required by the regeneration process take place within the estate and in any event within the local area immediately around the estate.
YOUR INVOLVEMENT

Consultation and Engagement

The Council is committed to involving you and your community in the regeneration of your estate. This includes both residents directly affected by the regeneration as well as the wider community.

The Council has already embarked on an extensive engagement exercise with residents. This will continue through the masterplanning process, where design teams will work closely with residents to allow residents to influence how their estate is shaped in the future.

The Council will work with communities to explore the best way to allocate new homes according to the housing needs of those on the estate – for example, how to prioritise allocation of ground floor properties.

Keeping Residents Informed

The Council will keep residents informed of progress on the regeneration programme for example through newsletters, a website, letters and events. As far as is possible, the Council will help residents to understand when the regeneration programme will impact on them, when they will have to move, etc.

The Council will produce an annual report to residents setting out progress on the regeneration, identifying any changes to the programme phasing and any new options open to residents. The report will include details of the proposed regeneration phases and indicative timescales.

Working with Individual Residents

The Council will work with all affected residents individually, and in particular with those who are vulnerable.

The Council guarantees that all residents living on the estate will have access to individual independent advice throughout the process.

The Council will give those tenants who will be moving to alternative new build properties within the regeneration area opportunities to be involved in the design of their properties and offer individual choices in relation to the finishes in their properties where this is feasible.

The Wider Community

The Council is committed to ensuring that all members of the community have access to information and opportunities to: find out more; be consulted and give their views; and receive feedback on regeneration projects. Public exhibitions, drop-ins and regular updates in the regeneration programme have all been employed to achieve this and we will continue to employ the most appropriate methods to achieve this.
COUNCIL COMMITMENTS EXPLAINED

There is an absolute guarantee that, as a secured tenant, you will have a new home provided for you on your estate. That is absolute.

If you move to a newly built property, then your tenancy will change to an assured lifetime tenancy. This is explained in more detail later.

If you move to a refurbished property, then your tenancy will also most likely change to an assured lifetime tenancy.

If you stay in your existing home, then you will remain a secure tenant.

If, for any reason, you have to be temporarily relocated off the estate to enable the regeneration to take place, then you will have a legal right to return to a property on the estate.
SUPPORTING YOU THROUGH THE PROCESS

Household needs survey

A household needs survey of the residents of your estate will be carried out on behalf of the Council to help inform the strategy for regenerating the estate and to provide an indication of the types of new replacement homes that will be needed as part of the regeneration.

Assessment of your household and personal needs

Every council tenant will be given an initial interview to enable the Council to understand your individual circumstances and to explain the rehousing options open to you in more detail.

We realise how important your home is to you and your wellbeing. We also understand the prospect of moving home may be stressful and disturbing. The Council is fully committed to reaching agreement with residents over their move to a suitable new home, which fully meets their needs.

You will not be expected to make any choices straight away and will have a minimum of a year to consider your options and get the support you need to make the best choice for your household. While the Council is guaranteeing a minimum of a year to enable you to make your choices, in practice you will most likely have much longer.

The following support and advice will be available to help you reach a fully informed decision.

- You will have a designated Rehousing and Advice Officer

You will be allocated a dedicated Rehousing and Advice Officer to help you through the process. They will talk to you regarding your housing requirements and your preferences for your future home, as well as providing assistance to ensure that you are as prepared as possible when it is time for you to move to your new home.

It’s important you tell the Rehousing and Advice Officer as much as possible about your circumstances so we can help find the right property for you. You may want to think about:

- Are there any health and well-being issues that the Council need to be aware of?
- Would you need any special adaptations in your new home?

- Rehousing information packs

Detailed information packs will be provided containing a range of useful information to assist you. This will include lists of local contractors and removal firms as well as “how to” lists for getting appliances re-connected and accounts moved.

- Extra help for vulnerable and elderly tenants

Extra assistance, where it is required, could include organising and managing your move for you and checking on you after you’ve moved in. Your Rehousing and Advice Officer would discuss these options with you long before your move takes place.

- Plenty of notice

Residents will know which phase of development they are due to move in at least one year in advance and will be given a precise moving date at least three months in
advance. In practice these timescales are likely to be much longer.

- **Early moves**

  In some circumstances it may be possible for tenants to move ahead of their scheduled phase. You will be able to discuss your preferences and needs with your Rehousing and Advice Officer.

- **Moving outside the regeneration area**

  If residents wish to move outside of the regeneration area we will try to find another council home that meets your needs in another part of Lambeth. If residents want to move outside of Lambeth, or even outside of London, we will also try to assist in finding you a suitable tenancy.

  Asking for a move outside of the regeneration area will not affect your offer of a new home in the local area. A new local home would be reserved for you until you secured an alternative. If you are interested in this possibility you should discuss it with your dedicated Rehousing and Advice Officer.

- **Minimising temporary moves**

  The Council will do everything it can to ensure tenants only move once, from their existing home direct into their new permanent home. To do this the redevelopment of the estate will be phased, with sufficient new homes built before existing homes need to be vacated.

  For the first phase, however, there is the possibility that some tenants would need to move to new homes outside of the regeneration area, but the commitment remains to rehouse within the immediate local area. If this is the case you will have the option to return to a new home on the estate, should you want to do so when they are ready to be occupied.
YOUR OPTIONS

Tenants needing larger homes

If you are a family that is overcrowded, then you will be housed in a larger property, which meets your need in accordance with the Council’s Housing Allocation Scheme 2013.

Tenants moving into a smaller property

If you are currently living in a property that is larger than your allowed property size under the Council’s Housing Allocation Scheme 2013, then you will be offered a property that is one room larger than you need; for instance, a couple living in a 3-bedroom home will be offered a 2-bedroom home.

You can of course move to a smaller home if you would like. For instance, a couple living in a 3-bedroom home can ask to be offered a 1-bedroom instead. Please speak to the dedicated Rehousing and Advice Officer about this.

Residents of working age who are in receipt of welfare benefits should note that their benefit may be reduced if they occupy a home larger than they are assessed as needing under the benefit rules. This assessment may be different to your allowed property size under the Housing Allocation Scheme 2013, especially if any exceptions to the normal property size rules apply. An offer of housing by the Council does not imply that your rent will be covered in full by welfare benefits, nor that any shortfall will be covered by the Council.

Tenants with grown up children or other adults living with them

Tenants will not be worse off in terms of size of their property than their current circumstances.

Household members over 21 years old are normally disregarded in determining the size of home you need, unless they are over 65 years old, have a disability or provide care for someone in the household who has a disability. This means that you will not be able to move somewhere larger than your current home by virtue of having grown up children living with you.

However, as an exception to the normal policy we the Council will take into account household members over 21 years old who would otherwise be disregarded when determining if you are under-occupying. This means that you will not be expected to move somewhere smaller because of grown up children living with you; for instance, a couple living in a 3-bed home with their 25 year old son would be able to move to another 3-bed home.

The Options

There are five main re-housing options:

Option 1  Move to a new build council home on your estate.
Option 2  Move to a refurbished home on your estate (if available).
Option 3  Move to a council or housing association home off the estate, but still within the London Borough of Lambeth.
Option 4  Move to sheltered housing within the London Borough of Lambeth, if eligible.
Option 5  Buy a property elsewhere within the borough, or outside Lambeth through low cost home ownership schemes (eg: shared ownership).
Option 1  Move to a brand new Council home on Cressingham Gardens

This is a move to a new build home on your estate.

- The new home will meet your housing need.
- A phasing programme for the development will be prepared and you will be informed as to which phase your new home will be in.
- You will receive the statutory Home Loss payment of £4,900 (see later section for further details). In addition you will also receive a disturbance payment to cover the reasonable costs of moving home. Disturbance payments are normally reimbursed on production of receipts.
- You may also be entitled to compensation for improvements you have made to your home in the five years prior to moving (further details will be provided on this issue).

Option 2  Move to a refurbished home on your estate (if available).

This is a move to a refurbished home on your estate.

- The new home will meet your housing need.
- A phasing programme for the refurbishment will be prepared and you will be informed as to which phase your new home will be in.
- You will receive the statutory Home Loss payment of £4,900 (see later section for further details). In addition you will also receive a disturbance payment to cover the reasonable costs of moving home. Disturbance payments are normally reimbursed on production of receipts.
- You may also be entitled to compensation for improvements you have made to your home in the five years prior to moving (further details will be provided on this issue).

Option 3  Move to a council or housing association home off the estate, but still within the London Borough of Lambeth.

The Decant Officer will help you join Lambeth’s Housing Register. Once registered, you can start bidding for available properties anywhere in the Borough via Home Connections – Lambeth’s Choice Based Lettings System.

- Because your home would be demolished, you will be given Band A priority, which means you very high priority bidding for available properties.
- You will be able to bid for properties that meet your housing need and which are in line with the Housing Allocation Scheme 2013.
- Properties are advertised weekly on the Home Connections website - www.homeconnections.org.uk
- You will be able to bid for both Council and housing association properties.
- You will still receive the statutory Home Loss payment of £4,900 if you choose to move away from the estate.
- You can claim a disturbance payment to cover the reasonable costs of moving home.

Option 4  Move to sheltered housing within the London Borough of Lambeth, if eligible.

Sheltered housing is for residents who are 60 years and over, or who are 55 and over with medical needs. Sheltered housing is a self-contained home where you can live completely independently but have easy access to help and support to remain independent.

- You will be entitled to apply for sheltered and extra care housing that meets your housing need.
- You will be able to apply for both council and housing association sheltered housing.
- You will still receive the statutory Home Loss payment of £4,900;
You will also receive an additional disturbance payment to cover the reasonable costs of moving home.

**Option 5**  **Buy a property elsewhere within the borough, or outside Lambeth through low cost home ownership schemes (eg: shared ownership).**

Tenants and non-dependants in the household can apply for New Build Home Buy properties across London. Formerly known as Shared Ownership or Part Buy, Part Rent, you could buy a share in a new or refurbished home. You usually pay a mortgage on the part you own and a subsidised rent on the part you don’t own. The initial share that you purchase could be as little as 25% of the market value of the property.

- Taking up this option will mean becoming a Shared Ownership Leaseholder and you will no longer be a Secure tenant.
- You will still receive the statutory Home Loss payment of £4,900.
- Reasonable costs of moving home will be paid for through a Disturbance Payment.

**Other housing options**
Depending on your circumstances and wishes, there may be other options you are interested in, such as moving to private rented accommodation. You will be able to discuss this with the Rehousing and Advice Officer.
YOUR NEW TENANCY EXPLAINED

The new development will provide a new home on a council rent for all current council tenants who have to move.

It is the Council’s clear intention to continue charging council rents, which will be set well below market or equivalent Affordable Rent levels. However, as the new housing will not be available for some years it is not possible to provide a precise indication of rent levels at this stage.

There will be a change in your tenancy conditions

In order to provide as many new homes as possible at council rent levels, the Council is considering setting up a separate organisation to develop the new homes. This means that Secure tenancies will not be granted. However, we understand how important security of tenure is for residents and propose to use Assured Lifetime tenancies for your new homes. The Assured Lifetime tenancies will be contracts between the landlord and tenant which means that they can only be changed in future if both the landlord and tenant agree on the change. The Council proposes to match your current tenancies as closely as possible in order to provide security of tenure.

You should note that the right to buy is not available under assured tenancies.

The table below compares secure and assured tenancies.

<table>
<thead>
<tr>
<th>Right</th>
<th>Lambeth Secure Tenancy</th>
<th>New Assured Tenancy</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Right to live in your home without the threat of being evicted without good cause</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>The Right to buy</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>The Right to acquire</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>The Right to refuse changes to your Tenancy Agreement (except for rent and service charges) without your consent</td>
<td>No</td>
<td>Yes</td>
</tr>
<tr>
<td>The Right to pass on your home when you die (succession)</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>The right to transfer and exchange your home</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>The Right to sub-let part of your home and take in lodgers</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>The Right to repair</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>The Right to carry out improvements and receive compensation</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>The Right to be consulted about housing management</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>The Right to information about the management of your home</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>The Right to manage</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>The Right to transfer ownership</td>
<td>Yes</td>
<td>No</td>
</tr>
</tbody>
</table>

There are some circumstances where people will not qualify for a new home in the redevelopment:

- You are not a lawful occupant of the property (named tenant is not occupying the property as only and principle home).
- You have had a notice of seeking possession served against you for breach of tenancy conditions including antisocial behaviour and rent arrears and you have failed to comply with agreed terms of the court order.
COMPENSATION

Homeloss Payment

All council tenants who have lived in their home for more than a year will be entitled to a statutory home loss payment of £4,900 (at December 2014) to compensate them for the move. This amount is fixed by central government and is reviewed annually.

Any rent arrears would be deducted from the compensation element of any payment from the Council.

Disturbance Payment

You will also be in line to receive a disturbance payment, which will cover your reasonable costs of moving, these could include, although are not limited too:

- Removal costs
- Disconnection and reconnection of services
- Disconnection and reconnection of appliances, including movable fixtures and fittings, e.g. light fittings.
- New window dressings up to a value to be determined.
- Redirected mail (time limited)
- Incidental administrative costs incurred by change of home – change of driving licence address etc.
- Other reasonable expenses considered by Rehousing and Advice Officer.

Other compensations

If pre-approved improvement works have been undertaken in your home, you may be eligible for compensation in-line with the Council’s policy. This is still being determined.

If the estate’s existing parking scheme is altered there will be a level of compensation (to be determined) offered to existing resident permit holders.
THE NEW HOMES

Specifications

Your new home will meet the Mayor of London’s quality and size standards. Your new home would have the option to have an oven/hob, fridge freezer and washing machine/dryer fitted.

We will work with residents, where it is possible, on the internal layout of the new homes (e.g. where adaptations are required, where there is the opportunity either to provide an open plan living area or to provide a separate kitchen area)

If you consider adaptations will be required to your new home, then the Council will carry out an occupational needs assessment. Any adaptations required would be made prior to you moving in.

You will be able to express a preference of floor levels; however properties will be prioritised on a need basis with ground floor properties most likely to be allocated to those with limited mobility or other relevant health conditions or to families.

What you can expect from a new home?

Service charges: Work is underway to try to estimate what future service charges are likely to be. However, given that estates and buildings will be being designed with service charges in mind, it will be possible to design to keep these low. It is therefore very likely that service charges will be lower than at present.

Utility costs: modern homes are designed to be much more energy and water efficient than previously. Energy costs will therefore be much lower than for existing properties.
THE REGENERATION OF YOUR ESTATE

INFORMATION FOR HOMEOWNERS

IF YOU ARE A RESIDENT HOMEOWNER,
THE COUNCIL WANTS TO WORK WITH YOU
TO HELP MAKE SURE THAT
YOU WILL BE ABLE
TO CONTINUE LIVING ON YOUR ESTATE
FORWARD BY THE CABINET MEMBER FOR HOUSING

The Need for More Homes

There is an urgent need for new, genuinely affordable homes in Lambeth. There are 21,000 households on the housing register and prices for homes to rent and buy are rising beyond the reach of many local people. Furthermore, Lambeth’s population is growing, putting even more pressure on housing.

Estate Regeneration

To help meet that growing housing need, the Council must make good use of its resources, looking at where it can provide additional homes and improve conditions for existing residents. In December 2014, the Council resolved to review its existing estates to identify those where:

1. the costs to bring the homes up to the Lambeth Housing Standard are prohibitive;
2. refurbishment works themselves will not address underlying problems faced by residents, such as poor design, poor access, crime and anti-social behaviour; and/or
3. there is potential to deliver additional homes.

Your Estate and Your Home

The Council has included your estate as an estate for consideration as part of its estates regeneration programme.

The Council is exploring with you and your community what opportunities exist to deliver additional homes across your estate. This could mean that your existing home will need to be replaced by new homes. These new homes will be built to a high quality to create a desirable new neighbourhood for you to live in.

Your Community

From the Council’s perspective, the primary purpose for initiating the estate regeneration programme is to deliver more affordable housing. The Council recognizes that this can be disruptive to existing residents. The Council has committed to try to make sure that existing resident homeowners will be able to continue living on their estate, regardless of how that estate is regenerated, and to seek to minimize disruption to residents through the regeneration process.

Shaping the Future

Having made this guarantee, to ensure that you can continue to live on your estate, the Council has made a further commitment to engage with you and your community to enable you to influence how your estate is regenerated. Whilst recognizing that the regeneration could be disruptive, this is an opportunity for you to work with the masterplanning team to help shape the future of the place that you live.

Cllr Matthew Bennett
Cabinet Member for Housing
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9. Items to Note
10. Freeholders

Purpose of the booklet

This booklet is for homeowners living on an estate within the Lambeth estate regeneration programme, who would be affected by regeneration of their estate. The contents of this booklet apply specifically to those homeowners whose homes would be replaced as part of the regeneration programme.

The booklet is designed to provide the essential information to help homeowners appreciate the potential implications of the regeneration proposals and the corresponding commitments by the Council to mitigate the disruption and provide a replacement home.

We do understand that this is can be a stressful time and hope that by providing clear and accurate information within this booklet homeowners will fully understand the regeneration and rehousing process. It also sets out the help, support and guidance that will be made available.
KEY GUARANTEES FROM THE COUNCIL FOR EXISTING HOMEOWNERS

1. Any resident homeowner who wishes to continue to live on their estate will have the opportunity to do so.
2. Homeowners will receive homeloss payments plus disturbance costs reimbursement (10% for resident homeowners or 7.5% for non-resident homeowners).
3. The Council will pay relevant and reasonable legal and valuation costs, which enable homeowners to obtain their own independent advice.
4. New Leasehold: Homeowners will be able to acquire the leasehold of a new home on their existing estate (100% equity share).
5. Shared Equity: If resident homeowners are unable to afford the full value of a new home, then they will be able to acquire a lower equity share of a new home, where the value of the equity share would be the same as the value of their existing property plus homeloss payment. The equity share that a resident homeowner owns should normally not be less than 60% of the value of the new property. There would be no rent payable on the Council owned equity share.
6. Shared Ownership: Resident homeowners will alternatively have access to shared ownership of a new home on the estate, according to the following criteria:
   a. Minimum equity share to be 25% and maximum 75%
   b. Rent payable on the Council retained equity of 2.75% per annum
7. Retained Properties: Resident homeowners may be able to swap to a retained home on their estate subject to availability and a similar offer to tenants:
   a. Retained property to be owned 100% by homeowner (subject to any mortgage or other charge)
   b. Retained home to meet the Lambeth Housing Standard with any major works funded by the difference in value between old and new home and investment of the homeloss payment to pay for improvements (details to be worked out on a case by case basis, where residents may wish to carry out internal works themselves)
8. Leases: The terms of the lease for all leasehold properties on the estate would be as follows:
   a. All properties not to be let without notifying the Council’s permission, not to be unreasonably refused.
9. Rental options: For resident homeowners unable to fund any of the options above, they can choose a new home on their estate for intermediate rent (subject to financial assessment) or market rent (subject to financial assessment).
10. Right-to-Buy (RTB) Discounts: Where the homeowner is still within the RTB discount period, they will not have to pay back the discount if they sell their new home within the three year period.
11. Assistance will be given with the property transaction and moving home. A Homeowners’ Advisor will provide assistance.
12. The Council will provide advice, information and support to homeowners seeking rehousing either elsewhere in Lambeth or outside of the Borough (within the UK).
13. Resident homeowners can claim back the cost of items listed in this information document as disturbance payments, as well as the cost of advice from legal and valuation advisors, stamp duty and any mortgage redemption and/or arrangement fees.
14. The Council will develop a strategy for additional assistance to be provided to homeowners in financial difficulties and for homeowners assessed as vulnerable.
REGENERATION OF YOUR ESTATE

The purpose of regenerating your estate is:

- to provide more affordable housing
- to improve the quality of those existing homes that are selected to remain
- to improve the quality of the estate as a whole

This is a council-led regeneration of the estate. The majority of the new homes will be homes for council rent.

The regeneration of your estate is NOT going to be a private development.

The Council is NOT selling the estate to private developers or a housing association.

There will be some private homes to enable existing homeowners the opportunity to remain on the estate. And a few private homes for sale may be required to help make the project financially viable. But, to re-iterate, the majority of the new homes will be homes for council rent.

If you live in parts of the estate to be regenerated, you will need to move home. You will be offered a newly built home on the estate. Some existing homes, that are to be refurbished, may become available for you to move to.

If you live in parts of the estate to be retained and refurbished, you will have the option to remain in your existing home or to move to a new home. It is likely, however, that the refurbishment works will require tenants and homeowners to move temporarily, even if you then return to your existing home.

The Council is committed:

- to minimise the level of disruption caused to residents by the regeneration process;
- to keep communities together, wherever possible and wherever those communities wish to stay together, and to work with communities to enable this to happen;
- to minimise the number of times that people need to move; and
- to ensure that any temporary relocations that might be required by the regeneration process take place within the estate and in any event within the local area immediately around the estate.
YOUR INVOLVEMENT

Consultation and Engagement

The Council is committed to involving you and your community in the regeneration of your estate. This includes both residents directly affected by the regeneration as well as the wider community.

The Council has already embarked on an extensive engagement exercise with residents. This will continue through the masterplanning process, where design teams will work closely with residents to allow residents to influence how their estate is shaped in the future.

The Council will work with communities to explore the best way to allocate new homes according to the housing needs of those on the estate – for example, how to prioritise allocation of ground floor properties.

Keeping Residents Informed

The Council will keep residents informed of progress on the regeneration programme for example through newsletters, a website, letters and events. As far as is possible, the Council will help residents to understand when the regeneration programme will impact on them, when they will have to move, etc.

The Council will produce an annual report to residents setting out progress on the regeneration, identifying any changes to the programme phasing and any new options open to residents. The report will include details of the proposed regeneration phases and indicative timescales.

Working with Individual Residents

The Council will work with all affected residents individually, and in particular with those who are vulnerable.

The Council guarantees that all residents living on the estate will have access to individual independent advice throughout the process.

The Council will give those homeowners who will be moving to alternative new build properties within the regeneration area opportunities to be involved in the design of their properties and offer individual choices in relation to the finishes in their properties where this is feasible.

The Wider Community

The Council is committed to ensuring that all members of the community have access to information and opportunities to: find out more; be consulted and give their views; and receive feedback on regeneration projects. Public exhibitions, drop-ins and regular updates in the regeneration programme have all been employed to achieve this and we will continue to employ the most appropriate methods to achieve this.
YOUR OPTIONS

We will always try to negotiate an agreement with homeowners without the need to use our legal powers to buy the property from you. If we are unable to reach an agreement with you, we may apply for a Compulsory Purchase Order (CPO) to buy your home, but we will only use this power as a last resort. Even if we do commence a CPO, we would continue to seek to negotiate with you to seek to reach a mutually agreeable solution.

Some homeowners will wish to make their own arrangements when they have agreed a price for their existing property. This is where you find and buy a property yourself, called an 'open market purchase'; this is for people who do not need the support of the Council to find a new home. However, given that we are intent on building more homes, we may be able to offer alternative options to you.

The new home options for resident leaseholders

1. Open market purchase
2. Leasehold swap
3. Leasehold swap with shared equity
4. Shared ownership
5. Leasehold swap to a retained home

1. Open market purchase

This option is where we buy your leasehold property for an agreed price. When you accept the price, and an amount of compensation such as home loss and disturbance payments, you will then make your own arrangements to find a suitable new home.

2. Leasehold swap

A leasehold swap is when we agree to replace your present home with a new-build property of a similar value within the estate. We will swap your remaining lease to the new property. We will value your current and new-build properties, and work out a detailed arrangement for the difference if the price of the new property is more or less than the cost of your current property.

Key points for this option:

- We will ask a chartered surveyor to value your existing property; you will obtain your own independent advice and then we will seek to negotiate a purchase price.
- You choose a property of the same number of bedrooms from those under construction.
- We will value the new property and agree the price with you.
- When you are ready to buy the new property the value of your existing property is agreed by both parties.
- It is expected that any current mortgage you have will be transferred to your new home.
- You will be told the estimated annual service charge for the new property.
- The length and rules of the lease will be the similar to your existing lease.
- You will have the normal rights and responsibilities of someone who owns and lives in their property.
3. **Leasehold swap with shared equity**

Where your current property is worth less than the new property, you may still be able to swap your lease where the Council agrees to buy and own the rest of the lease. We would exchange the lease on your current home for part of a lease on a new-build home of the same number of bedrooms (or smaller if you wish) on the estate, and then the Council would keep the rest of the lease. You will have the same rights and responsibilities as a full leaseholder; the Council would be a silent equity partner.

This arrangement is known as shared equity, as we share with you the ownership of the property, and therefore the future value of the property.

The part that you cannot afford to purchase outright is owned by the Council, and is repayable at a future date:

- when the property is sold or disposed of;
- when a change in ownership occurs or the lease is assigned to another person or persons (*noting exception below*); or
- when the property is assigned or inherited by any person or persons other than someone who is the spouse, civil partner or nominated family member of the owner (*noting that only one inheritance is allowed*).

**Key points for this option:**

- The value of your existing property is determined by a chartered surveyor in the same way as in the previous options. You will also be able to obtain your own independent valuation.
- You choose a property from those under construction on the estate.
- The new-build property is then valued by us and agreed with you.
- If a difference in value occurs, we may offer to retain the part of the lease of the new property which is not covered by the value of your current home.
- As a guideline, the value of your existing property including any mortgage to be transferred plus your homelessness compensation should not be less than 60% of the value of the new property; we would then offer to retain the remaining share, up to 40%. Rent is not payable on the part owned by us, but we claim the share when the home is sold or changes ownership.
- You will only be able to move to a property which is the same size as the one you currently own or smaller, based on the number of bedrooms.
- The property is jointly owned by you and us, and the percentage of the property owned by each of us is recorded on the lease.
- You can increase the amount of the property you own up to full ownership of the lease.
- It is expected that your current mortgage will be transferred to the new property.
- Any planned maintenance will be charged according to the terms and conditions of your lease.
- The length and rules of the lease will be the similar to your current lease.
- You will have the normal rights and responsibilities of someone who owns and lives in their property, except that you are not allowed to rent out some or all of the property without first obtaining our permission. This is because this option is only offered to those who will live in the property as their only or main home.

When the owner of the lease dies, *succession assignment* of the partly owned lease can only take place once and will normally be limited to the leaseholder’s spouse or a person living with the leaseholder **such as husband or wife (including civil partnerships)** or a **nominated family member**, providing that they were living in the home as their only or **main home at the time of the leaseholder’s death**. If the lease changes ownership after one *succession assignment* has taken place, the value of the part of the lease **net-owned**...
by you the Council will need to be repaid.

4. Shared ownership

The shared ownership option involves you buying a percentage of a new-build home, and paying rent on the part owned by us. We will value your current property and agree its value with you. The money from the sale of your property will be used to buy a percentage of the value of the new-build home you are moving to. You will have the same rights and responsibilities as a full leaseholder but you will pay rent on the part of the property that you do not own.

After an initial settling in period, you will have the right to buy additional shares in the property up to 100% ownership. If you increase the amount of the property you own, the amount of rent you pay decreases.

Key points for this option:

- The shared ownership scheme is a part-buy, part-rent scheme.
- You will typically pay 2.75% of the value of the part of the property that you do not own in rent per annum.
- You will have to pay an annual service charge.
- You will have to pay 100% of the service charge for the home whatever your percentage share may be.
- You will have the normal rights and responsibilities of a full owner-occupier, except that you are not allowed to rent out some or all of the property without first obtaining our permission. This is because this option is only offered to those who will live in the property as their only or main home.
- You have the right to increase the amount of the property you own up to 100%
- The costs of repairs and improvements are charged in accordance with the lease.

5. Leasehold swap to a retained home

Homeowners will be able to swap to a retained home on the estate subject to availability and a similar offer to tenants. Under this option you would relinquish the lease for your existing home and take a new lease on a retained home on the estate. We will value your current property and agree its value with you. The money from the sale of your property will be used to buy the retained home you are moving to.

Key points for this option:

- Retained property to be owned 100% by homeowner (subject to any mortgage or other charge).
- Retained home to meet the Lambeth Housing Standard with any major works funded by the difference in value between old and new home and investment of the homelessness payment to pay for improvements.
- You will have to pay an annual service charge.
- The costs of repairs and improvements are charged in accordance with the lease.
- Your new lease would be the same as that offered to those for new build properties.
SUPPORTING YOU THROUGH THE PROCESS

What are your circumstances?

There are two categories of leaseholders:

- Those who are living in their property: a Resident Leaseholder/Homeowner;
- Those who not living in their property: a Non-resident Leaseholder/Homeowner.

The Key Guarantees differentiate between resident and non-resident homeowners. This requires a definition of "resident".

1.1 A resident homeowner will be deemed to be someone who is living in their home on the estate in question as their primary place of residence at the time that the Council either initiates a compulsory purchase order for the estate or, if this is not required, at the time that a planning application is submitted for the masterplan for the estate. (These two timings would normally be expected to coincide.) The homeowner would then need to remain resident until such time that their home is replaced as part of the regeneration process.

1.2 Local lettings policies will be developed in collaboration with residents on each estate. These policies will define the criteria by which new homes will be allocated and made available to different categories of residents on the estate. Current non-resident homeowners need to be aware that it is probable that length of residency on the estate is likely to be a criteria that will inform allocation of new properties.

The options available are different for the two categories of leaseholder/homeowner.

Household needs survey

A household needs survey of the residents of the estate will be carried out on behalf of the Council to help inform the strategy for regenerating the estate and to provide an indication of the types of new homes that will be needed as part of the regeneration.

You will have a designated Homeowners’ Adviser

Every homeowner will be assigned a named Homeowners’ Adviser to help you through the process. They will talk to you regarding your housing requirements and your preferences for your future home, as well as providing assistance to ensure that you are as prepared as possible when it is time for you to move to your new home.

Assessment of your household and personal needs

We realise how important your home is to you and your wellbeing. We also understand the prospect of moving home may be stressful and disturbing. The Council is fully committed to reaching agreement with residents over their move to a suitable new home, which meets their needs.

You will not be expected to make any choices straight away and will have a minimum of a year to consider your options and get the support you need to make the best choice for your household. While the Council is guaranteeing a minimum of a year to enable you to make your choices, in practice you will most likely have much longer.

The following support and advice will be available to help you reach a fully informed
decision:

- Each leaseholder will be invited for a private one-to-one meeting with your Homeowners’ Adviser to discuss your case and to answer any concerns that you may have about the process.
- The aim of the interview is to give clear information about what homeowners can expect when asked to move from their home. The Council is determined that all residents are treated fairly and equally, can have confidence in the rehousing process, and received a high level of service from the Council.
- It is at this point you should advise your named Adviser whether you are a resident or non-resident leaseholder.

If you are a non-resident homeowner, it is important to note that the Council is under no formal obligation to re-house either your tenant or any other occupant in the property prior to purchase, and negotiated repurchase will only be concluded on a property that is vacant and where a vacant possession can be completed.

Valuing your home

If your property is included within the regeneration area, we will arrange for a chartered surveyor to visit you and work out the value of your property. Following this visit the surveyor will then send you written notification of the open market value of your property, and how much in home loss and disturbance payments you could receive.

Compensating You

As we want to buy your property, it is important that you do not have to incur any costs because of the process. This is summarised later in this booklet, which will explain what you as a homeowner are entitled to from the Council in terms of compensation.

Rehousing information packs

Detailed information packs will be provided containing a range of useful information to assist you. This will include lists of local contractors and removal firms as well as ‘how to’ lists for getting appliances re-connected and accounts moved.

Extra help for vulnerable and elderly homeowners

Extra assistance will be provided where it is required, and could include organising and managing your move for you and checking on you after you’ve moved in. Your Homeowners’ Adviser would discuss these options with you long before your move takes place.

Plenty of notice

Residents will know which phase of development they are due to move in at least one year in advance and will be given a precise moving date at least three months in advance. In practice these timescales are likely to be much longer.

Early moves

In some circumstances it may be possible for resident homeowners to move ahead of their scheduled phase. You will be able to discuss your preferences and needs with your Homeowners’ Adviser.
Minimising temporary moves

The Council will do everything it can to ensure residents only move once, from their existing home direct into their new permanent home. To do this the redevelopment of the estate will be phased, with sufficient new homes built before existing homes need to be vacated.

For the first phase, however, there is the possibility that some residents would need to move to new homes outside of the regeneration area, but the commitment remains to re-house within the immediate local area. If this is the case you will have the right to return to a new home on the estate, should you want to do so when they are ready to be occupied.
COMPENSATING YOU FOR MOVING

As the Council is seeking to acquire your home through negotiation in the shadow of a compulsory acquisition, you are entitled to compensation over-and-above the market value of your property.

The level of compensation varies according to whether you are a Resident Homeowner or a Non-resident Homeowners.

Home loss payment for Resident Homeowners

A home loss payment is additional compensation that you are entitled to if you are forced to leave your home, such as when your home will be demolished to improve an area. This payment is in addition to the payment of the value for your home. To claim home loss, you must have lived in your property as your only or main home for at least one year.

The amount of home loss payment is 10% of the market value of your home, with a minimum payment of £4,900 and a maximum payment of £49,000 (as at December 2014).

Basic loss payment for Non-resident Homeowners

Non-resident leaseholders who rent out their property are entitled to 7.5% of the market value up to a maximum payment of £75,000 (to be confirmed). You must have owned the property for at least a year. If you have owned your property for less than a year, you are only entitled to the minimum payment of £4,900 (as at December 2014).

How do I receive a home loss payment?

When we value your home, you will receive a letter that clearly sets out the market value of your home. We will include the level of home loss payment that you are entitled to on top of the market value. For example, a resident leaseholder’s flat valued at £250,000 would receive a home loss payment of £25,000.

You will need to complete a Home Loss payment claim form and provide proof of identification, and proof that you have lived at your current property for at least a year before you have to move. For example, you may be asked to provide birth certificates, Council Tax bills, bank statements and gas or electric bills. You will be able to get more details about this from your Homeowners’ Adviser.

The home loss payment is paid at the same time as the payment for the purchase of your home.

Disturbance payments

Disturbance payments are another additional payment that resident homeowners are entitled to, which compensate you for money you’ve paid out because of the improvements to or demolition of homes in your area.

How do disturbance payments work?

Resident homeowners can claim back the cost of items listed below as disturbance payments, plus the cost of advice from legal and valuation advisors.

You can obtain financial support by taking receipts to your Homeowners’ Adviser, who will be able to assist you.
Disturbance costs that you can claim from us are:

- Removal costs
- Forwarding your mail (for 1 year only)
- Carpet alterations
- Curtain alterations
- Disconnection + reconnection of appliances (washing machines, cookers)
- Disconnection and reconnection of services (gas, electricity, telephone)
- Special adaptations of the replacement premises (adaptations for residents with disabilities)
- Moveable fixtures and fittings (fitted wardrobes)

Other costs of acquiring new property

- Replacement carpets and curtains - however these are only permitted if you can demonstrate that your existing furnishings do not fit your new home, or cannot be altered to fit your new home. (You should check this in advance with your Homeowners’ Adviser.)

Legal / surveyor costs

- Surveyors fees arising from buying a replacement property
- Survey fees and costs in connection with transfer of an existing mortgage or getting a new one
- Solicitor costs for the purchase of your current home
- Solicitor costs for your new property
- Stamp Duty
- Mortgage redemption fees (fees for paying off a mortgage)
- Mortgage arrangement fees (fees for arranging a new mortgage)

Please note that if your property is being repurchased by us, you are not required to provide a Home Information Pack (HIP).

For leaseholders in homes to be retained

For those homeowners in homes that will not be demolished, you will be responsible for paying capital charges and other service charges according to the terms of your lease.
THE NEW HOMES

Specifications

Your new home will meet the Mayor of London’s quality and size standards. Your new home would have the option to have an oven/hob, fridge freezer and washing machine/dryer fitted.

We will work with residents, where it is possible, on the internal layout of the new homes (e.g. where adaptations are required, where there is the opportunity either to provide an open plan living area or to provide a separate kitchen area)

If you consider adaptations will be required to your new home, then the Council will carry out an occupational needs assessment. Any adaptations required would be made prior to you moving in.

You will be able to express a preference of floor levels; however properties will be prioritised on a need basis with ground floor properties most likely to be allocated to those with limited mobility or other relevant health conditions or to families.

What you can expect from a new home?

Service charges: Work is underway to try to estimate what future service charges are likely to be. However, given that estates and buildings will be being designed with service charges in mind, it will be possible to design to keep these low. It is therefore very likely that service charges will be lower than at present.

Utility costs: modern homes are designed to be much more energy and water efficient than previously. Energy costs will therefore be much lower than for existing properties.
SPECIAL CONSIDERATIONS

Options for leaseholders in financial difficulties and in need of support and assistance

We understand that some resident homeowners may have difficulties in buying a new home on the open market and would require some additional support and assistance in securing a suitable home. In order for us to be able to offer the options involving our support, we will ask for documents to be provided to confirm income and expenses, and other documents may be required as well. If it is agreed that you cannot afford to move without support and assistance, then the Council will work with you to identify the best solution for you that you can afford.

Options for homeowners assessed as vulnerable and in need of assistance and support

We are also aware that there may be homeowners who have complicated needs making them vulnerable: for example, if a person is less able to deal with buying and selling a home themselves and may be at risk of harm as a result. We will provide support to those with complex needs who are assessed as being vulnerable and assist them in securing alternative suitable homes through the options provided. Your Homeowners’ Adviser will be able to provide further information on this process.

One of the support options available is to apply for social rented accommodation. If you qualify for this option, you can apply to us to rent a Council / housing association property. We will consider your circumstances in line with the rules of our general Allocations Scheme. This will take into account your needs and the proceeds from the sale of the property and the home loss payment.

If we decide that you qualify to move to a Council or housing association property, your application will be given a level of priority based on your needs and how urgently you will need to move. You will be able to bid for suitable empty properties in the borough using our Choice Based lettings system. You will not be able to remain in your existing property after it has been purchased by us.

Examples of people who may need this support

- A person who needs help as a result of old age, mental illness or physical disability or other special reason
- A person (not a student) over 21 who needs help as a result of having been looked after, accommodated in a care home or fostered
- A person who needs help as a result of having been a member of the regular naval, military or air forces
- A person who needs help as a result of having spent time in prison
- A person who needs help as a result of leaving their home because of violence or threats of violence from another person which are likely to be carried out

Temporary housing option for resident homeowners

For most people who decide to enter into either a leasehold swap with shared equity or a shared ownership arrangement, the demolition and rebuilding works will be timed to enable you to move to your replacement home at the same time as you complete the sale on your current home, so that you will only need to move once.

For a very small number of resident homeowners, however, it may not always be possible for us to offer you a move to a new-build replacement home immediately after we need you to move out of your current home. In order to ensure that the full options
remain available to you and you are not forced to move elsewhere, we are prepared to consider providing you with temporary housing in one of the existing empty homes in the area, until your new home is ready to move into.

This offer would be a formal legal agreement between you and the Council and would mean that you will need to accept the following arrangements:

- The open market value of your current property would be agreed with you, and money to that value would be deposited by us into an account held on your behalf (an Escrow Account). The money would only be released from the account when you are ready to buy your new-build replacement home.
- If you qualify for a home loss payment, the full amount will also be paid into the Escrow Account when you move to the temporary home.
- If your current home has a mortgage, special arrangements will be made with your bank or lender.
- The value of the replacement home yet to be built will also be agreed with you at the time you move to temporary accommodation. This price will be fixed and will not change if the price of the new property goes up or down in the future.
- The Escrow Account would not pay any interest to you but in return we will not charge you any rent or service charges for your temporary home.
- To assist with the costs of the move to a temporary home, disturbance payments will be made to you.
- You will occupy the temporary home during the whole period as your main home.
ITEMS TO NOTE

Value of the new-build homes

We are committed to delivering high quality new homes as part of our regeneration proposals. It is likely that the new-build homes being built and offered to you will be higher in value than existing homes with the same number of bedrooms.

Mortgage transfer

Please note that any existing mortgage you may have on your current property will need to be transferred to the new lease (depending on the value of your chosen new property). Therefore you will have to notify your mortgage company.

The Council is aware of resident homeowner concerns regarding the porting of mortgages from existing to new properties. The Council is keen to ensure that this does not cause any problems and will work with resident homeowners to seek to ensure that no problems arise. Any homeowner wishing to remain on the estate, who thinks that they may have a problem in this regard, should provide the Council with early notification so that we can work together to find a solution.
FREEHOLDERS

The terms for resident freeholders are the same as those for resident leaseholders.

The terms for non-resident freeholders are the same as those for non-resident freeholders.

There will be no freehold properties provided on the new estates.

There are two main differences in circumstances between freeholders and leaseholders:

- Freehold properties are valued marginally higher than leasehold properties, according to the length of the lease of the comparable leasehold property.
- Freehold owners are not liable to the capital charges associated with works to an estate other than normal management and maintenance works.

The Council will ensure that freeholds are taken into consideration in the valuation of properties.

The Council is currently considering its policy in terms of compensation if a freeholder transfers their ownership to a leasehold property.
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| **Sign-off path for EIA** (please add/delete as applicable) | Corporate EIA Panel 6th July 2015  
Cabinet 13th July 2015 |
| **Title of Project, business area, policy/strategy** | Cressingham Gardens Estates Regeneration project |
| **Author** | Bashir Miah  
Tom Tyson |
| **Job title, division and department** | Housing Project Officer, Estate Regeneration Team, Business Growth and Regeneration  
Strategy Team Leader, Partnerships and Commissioning |
| **Contact email and telephone** | bmiah@lambeth.gov.uk |
| **Strategic Director Sponsor** | Sue Foster |
1.0 Introduction

1.1 Business activity aims and intentions

In brief explain the aims of your proposal/project/service, why is it needed? Who is it aimed at? What is the intended outcome? What are the links to the political vision, and outcomes?

What are the aims of your proposal?

Our ambition is to ensure that every resident in Lambeth has the opportunity to live in a good quality home that is affordable and suitable for their needs.

The Council is committed to delivering 1,000 extra homes at council rent levels to deliver a new generation of homes for Lambeth’s residents. These new homes will be delivered over the next 4 years through a combination of initiatives, including estate regeneration, small sites development and specific housing projects. The Council also needs to look forward to future demand beyond this time horizon, where it is predicted that the Council will need to enable and deliver more than 1,559 new homes per annum until 2025.

Cressingham Gardens estate has been included within the Council’s estate regeneration programme because

- the costs of delivering the Lambeth Housing Standard means it is unaffordable
- refurbishment works themselves would not resolve the main problems with the condition of the properties; and
- there is the potential for wider regeneration benefits, including delivery of additional new homes.

Cressingham Gardens currently has 209 tenanted properties and 97 in private ownership.

Why is it needed?

Lambeth, similar to other London boroughs, continues to face massive housing challenges, and a shortage of housing has resulted in an increase in house prices and rent levels. Over the last decade house prices have more than doubled - in 2005, the average house price in the borough was £256,000, today it is over £500,000. The average rent for a two bed Lambeth flat is now around £345 per week. This level of rent compares with gross monthly incomes (based on 40 hour working weeks) of around £260 per week at the national minimum wage and about £360 on the
London Living Wage.

All this leads to huge demands being placed on the Council for affordable housing – there are currently in excess of 21,000 households on the housing register. Nearly 2,000 join the register each year and Lambeth rehoused fewer than 1200 from that list in 2014/15. There are over 1,800 households currently residing in temporary accommodation.

In addition to increasing the supply of genuinely affordable housing, the condition of the homes on Cressingham Gardens is poor and there is not funding available through the Housing Revenue Account to bring the homes up to the Lambeth Housing Standard.

**What is the intended outcome?**

Following the estate regeneration programme, Cressingham Gardens will be a mixed tenure estate with a minimum of 464 properties – an increase of over 158 homes. On the current viability analysis, 23 of these additional homes would be at Council rents. All the new homes will be built to modern design and energy efficiency standards.

- The existing homes will be replaced, with existing tenants re-housed in homes provided at council rents and existing resident homeowners will be offered options to enable them to remain on the estate including shared equity, shared ownership (or other) offers. The difference between shared equity and shared ownership is that with shared ownership you pay rent on the proportion of the home that you do not own. With shared equity there is no rent to pay.

Of the new homes, initial viability analysis indicates that at the current modelled design of 158 new homes, the Council’s aspirational target of 60% at council rent and 40% at private rent would not be met. Rather the additional new homes would need to be 60% private sale and 40% provided in accordance with the Council’s Tenancy Strategy (where 1 and 2 bed homes are provided at Local Housing Allowance rates and family homes (3 and 4 bed) provided at council rent).

Options are being provided to ensure that all residents that want to can continue living on the estate. A summary of the ‘Offers’ made to tenants and leaseholders is below:-

**Council Tenants**

- Council tenants on Cressingham Gardens who have to move because of a decision to demolish and rebuild will be offered a new lifetime home on the estate at Council rent levels
- Residents choosing to move elsewhere will be given Band A, which is the highest priority to bid for an alternative property under the Council’s Allocations Scheme
- If the Council pursues building new homes through a Special Purpose Vehicle these homes will be rented at Council rent levels, but with a lifetime assured tenancy, rather than a secure tenancy. A key difference between the two forms of tenancy is that the Right to Buy is not available with a lifetime assured tenancy
Homes will meet housing needs – overcrowded households will move into larger properties.

Homeowners (both Freeholders and Leaseholders)

- Resident homeowners wishing to sell their property would be offered market value plus 10% home loss and reasonable disturbance costs.
- Non-resident homeowners would be offered market value + 7.5%. These are the legal requirements set by government when undertaking compulsory purchase and are based on the principle of ‘equivalence’. That is, compensated parties should be no better or worse off after the purchase.
- Going beyond the Council’s legal requirements, resident homeowners wishing to stay on the estate would also be offered shared equity of a new home on Cressingham Gardens subject to their ability to port their mortgage and having suitable equity. Those with less than 50% equity can carry on living on the estate on a shared ownership basis. With both options, as long as residents can port their mortgage, they should not have to pay more to service the loan.

The Council will work with all affected residents individually (tenants and homeowners), and in particular with those who are vulnerable. All residents living on the estate will have access to individual independent advice throughout the process, funded by the Council and sufficient to enable them to make informed choices regarding the offers available. Lastly the Council will give those tenants who will be moving to alternative new build properties within the regeneration area opportunities to be involved in the design of their properties and offer individual choices in relation to the finishes in their properties where this is feasible.

The redevelopment of Cressingham Gardens forms part of a wider estates regeneration programme in Lambeth comprising of the following estates: Central Hill, Fenwick, Knight’s Walk, Westbury and South Lambeth Estate.

What are the links to the political vision and outcomes?

Lambeth is committed to building 1,000 extra homes at Council rent levels in the next four years. This will not be achievable without estate regeneration; most affordable housing being built in Lambeth is at an ‘affordable’ rent, rather than council, or ‘target’ rents.

The regeneration of Cressingham Gardens clearly reflects the corporate priority that Lambeth residents “have more opportunities for better quality homes”, but delivers on a number of other corporate outcomes such as “people live sustainable lives” through high quality design and specification with attention to energy efficiency, water conservation, amenity space etc and “more jobs and sustainable growth” through employment and training opportunities.
The Community Plan with [more] better quality homes at the centre

2.0 Analysing your equalities evidence

2.1 Evidence

Any proposed business activity, new policy or strategy, service change, or procurement must be informed by carrying out an assessment of the likely impact that it may have. In this section please include both data and analysis which shows that you understand how this decision is likely to affect residents that fall under the protected characteristics enshrined in law and the local characteristics which we consider to be important in Lambeth (language, health and socio-economic factors). Please check the council’s equality and monitoring policy and your division’s self assessment. Each division in 2012 reviewed its equality data and completed a self assessment about what equality data is relevant and available.

<table>
<thead>
<tr>
<th>Protected characteristics and local equality characteristics</th>
<th>Impact analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>For each characteristic please indicate the type of impact (i.e. positive, negative, positive and negative, none, or unknown), and:</td>
</tr>
<tr>
<td></td>
<td>Please explain how you justify your claims around impacts.</td>
</tr>
<tr>
<td></td>
<td>Please include any data and evidence that you have collected including from surveys, performance data or complaints to support your proposed changes.</td>
</tr>
<tr>
<td></td>
<td>Please indicate sources of data and the date it relates to/was produced (e.g. ‘Residents Survey, wave 10, April 12’ or ‘Lambeth Business Survey 2012’ etc)</td>
</tr>
</tbody>
</table>
### Impact: Both

<table>
<thead>
<tr>
<th>Race</th>
<th>Cressingham Gardens Tenants</th>
<th>Cressingham Gardens Leaseholders / sub-lessees</th>
<th>Overall Lambeth Tenant Population</th>
<th>London Borough of Lambeth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Black</td>
<td>44%</td>
<td>23%</td>
<td>46%</td>
<td>26%</td>
</tr>
<tr>
<td>Asian</td>
<td>3%</td>
<td>5%</td>
<td>3%</td>
<td>7%</td>
</tr>
<tr>
<td>Other</td>
<td>10%</td>
<td>5%</td>
<td>7%</td>
<td>2%</td>
</tr>
<tr>
<td>Mixed Race</td>
<td>10%</td>
<td>0</td>
<td>2%</td>
<td>8%</td>
</tr>
<tr>
<td>White</td>
<td>32%</td>
<td>67% (26% white other)</td>
<td>33%</td>
<td>57%</td>
</tr>
<tr>
<td>Not known</td>
<td>8%</td>
<td>0</td>
<td>9%</td>
<td>0</td>
</tr>
</tbody>
</table>


### Impact on Existing Tenants

Although the estate regeneration programme at Cressingham Gardens will affect all households on the estate, the current tenant profile shows a greater representation of BME groups with approximately 65% of tenants from BME households. This closely reflects the overall Lambeth tenant population. The impact is predicted to be largely positive given the high levels of BME households currently residing on the estate with a better designed environment, a warm and dry home that would be beneficial in reducing fuel poverty, reduction in overcrowding, and generally improving the quality of life of residents in the long term.

In the short term it is likely that there will be a negative impact on BME households due to the disruption caused by the estate regeneration programme. To mitigate this, the Council will provide a comprehensive package of rehousing assistance and support to minimise the disturbance experienced by residents including compensation of £4,900 in addition to any moving costs to cover any inconvenience. There will be an enhanced package of assistance available for all residents throughout the moving process and wherever possible, the Council will minimise the number of times that people need to move (with the majority of tenants only having to move once). The Council will potentially need to input extra resources into making sure that the nature of the proposals are understood by BME households and to ensure that they receive adequate support through the re-housing process; this will be monitored as the project progresses to ensure that suitable support is being provided.

### Impact on New Tenants
Whilst overcrowding is experienced by all races, according to the Housing Register, BME households make up over two thirds of all overcrowded households. 66% of new tenants come from BME background and will be the main beneficiaries of the new social housing being provided.

Priority for housing is based mainly on housing need and because BME households tend to have higher levels of housing need, a disproportionate amount of social housing is allocated to these groups. 59% of those allocated housing are from Black British: Caribbean and African households, and only 10% to White British. The over-representation of BME groups is a national trend and may be due to a number of social-economic factors, including lower incomes, higher unemployment and poor health, which increase dependence on social housing.

**Impact on Leaseholders**

Equality data on leaseholders is far sparser than for tenants. When properties are re-sold, equality questions are not asked as part of the conveyancing process. Some limited information is available from the Household Needs Survey carried out on Cressingham. It shows that the mix on Cressingham is broadly in line with the overall borough population.

**Impact on Sub-Lessees**

The council’s stock database (Northgate) indicates that 28 out of the 84 leaseholders on the estate currently sub-let out their properties although this data is not very robust and relies on leaseholders voluntarily telling the Council as homeowners they are not required to inform the Council. The Council does not hold any equality information on residents who sub-let from leaseholders; this is a private contract between the leaseholder and their tenant that the council is not party to.

The needs survey on Cressingham identified 14 households who identified as being private tenants of whom:

- 2 African
- 7 white other (Romanian, American, South American, Greek, Polish, Spanish)
- 1 White British
- 1 Arab
- 2 Caribbean
- 1 Indian.

Although a small sample size, the data suggests a wide ranging group with no particular ethnicities being affected.
disproportionally. Private renters may be able to rent one of the new properties from the regeneration or will be supported by the council with advice to access private rented accommodation elsewhere in the borough.

Summary

Whilst all households on the estate will be impacted, the largest group to be impacted is BME as they are the larger proportion of tenants at Cressingham Gardens. Because there is a greater representation of BME across the estate than other ethnicities, then the outcome of the proposals would positively benefit a larger number and proportion of households falling within the BME category.

The new housing being built would positively benefit all categories of race.
<table>
<thead>
<tr>
<th>Gender</th>
<th>Impact: Positive</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Cressingham Gardens tenants</td>
</tr>
<tr>
<td>Male</td>
<td>44%</td>
</tr>
<tr>
<td>Female</td>
<td>56%</td>
</tr>
</tbody>
</table>


**Impact on Tenants**

The gender split in Cressingham Gardens differs from that of the wider Lambeth social housing population, showing a lower proportion of female headed households in this type of tenure. However, there are 12% more female headed households than male headed households.

We recognise that there will be a short-term negative impact during the decant and construction periods for this project due to the inevitable disruption it will cause. The council is therefore developing a detailed rehousing policy as well as the formal offers to tenants and homeowners to help reduce uncertainty. The phasing of the construction and site management will also consider safe access across the estate and to local facilities.

Improving the condition and standard and supply of the Council housing stock through the estate regeneration programme is a key outcome of this project. The impact of the estate regeneration programme at Cressingham Gardens will be positive as there will be improvement of the level of decency for both male and female residents.

The estate regeneration programme aims to not only improve the condition of housing for existing residents but to provide additional homes at Council rent and generally affordable levels that will house the people of Lambeth. Increasing the number of homes at council rent levels in equality terms will mean that those in housing need on the Housing Register (the majority of whom are women) are key beneficiaries of the programme.

<table>
<thead>
<tr>
<th>Households housed in 2014/15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Male</td>
</tr>
<tr>
<td>Female</td>
</tr>
</tbody>
</table>

*Data Source - Northgate April 2015*
Impact on Leaseholders and Future Homeowners

The gender records of leaseholds from the household survey show a 50:50 split between men and women.
### Gender re-assignment

**Impact:** None

<table>
<thead>
<tr>
<th></th>
<th>Cressingham Gardens</th>
<th>Lambeth Tenants</th>
<th>Lambeth Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Born different gender</td>
<td>Yes</td>
<td>0%</td>
<td>0 %</td>
</tr>
<tr>
<td></td>
<td>No</td>
<td>6%</td>
<td>7%</td>
</tr>
<tr>
<td>Not recorded</td>
<td>94%</td>
<td>93%</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Data source:** Northgate June 2015 State of the Borough 2014 Cressingham Gardens Housing Needs

Although very limited data there is no disproportionate impact identified.

Equality and Human Rights Commission guidance on this protected characteristic is to collect data where relevant. Gender re-assignment is not relevant to the majority of housing services, with the exception of tackling harassment.

The new place will be secure by design to improve safety and reduce opportunities for crime.

### Disability

**Impact:** Both

Cressingham Housing Needs Survey March 2015

<table>
<thead>
<tr>
<th>Identified disability</th>
<th>Number of residents affected (of 146)</th>
</tr>
</thead>
<tbody>
<tr>
<td>General mobility problems</td>
<td>6</td>
</tr>
<tr>
<td>Autism</td>
<td>5</td>
</tr>
<tr>
<td>Mental health issues/learning difficulties</td>
<td>3</td>
</tr>
<tr>
<td>Arthritis/Osteoarthritis</td>
<td>3</td>
</tr>
<tr>
<td>Joint problems</td>
<td>3</td>
</tr>
<tr>
<td>Kidney problems</td>
<td>2</td>
</tr>
<tr>
<td>Dementia</td>
<td>2</td>
</tr>
<tr>
<td>Asthma/Eczema</td>
<td>2</td>
</tr>
<tr>
<td>High blood pressure/diabetic</td>
<td>2</td>
</tr>
<tr>
<td>Bipolar</td>
<td>1</td>
</tr>
<tr>
<td>Chronic Fatigue Syndrome</td>
<td>1</td>
</tr>
</tbody>
</table>
The Household Needs survey highlighted that a significant number (45%) of tenants reported that they or a member of their household have a disability or medical conditions that is affected by the size, location or design of the home they live in. For leaseholders the figure was less than 10%.

For both of these headline figures some caution needs to be taken, many of the responses, particularly those where conditions are ‘unspecified’ in that they may not be relevant to their housing need.

The survey also indicated that 13 households had the need for a full time carer although details on current care arrangement were very sparse and does not suggest that 13 households are currently receiving full time care.

According to the “State of the Borough 2014” report about 37,000 people, 11.9% of the population of Lambeth, say their day-to-day activities are limited by a long term illness or disability of which around 46% (17,000) people stated that their activities are limited a lot and 56% (20,000) limited a little. This figure is far lower that than suggested above for Cressingham Garden tenants.

Impact on Existing Tenants

The estate regeneration programme overall will have a positive impact on disabled tenants living in Cressingham Gardens as all new homes will meet the Lifetime Homes standard, which will make their new homes more accessible than the existing homes on the estate, and over time will allow residents to stay in their own homes for longer.
reduce the need for home adaptations and give greater choice to disabled people who cannot achieve independent living due to lack of suitable housing in our housing stock.

However in the short term, tenants with disabilities may be adversely affected due to the disturbance of moving home. As part of the estate regeneration programme, a comprehensive package of assistance will be provided to assist this group in preparing to move and moving to their new home with intensive, personalised support provided to ensure that medical and disability needs are carefully addressed and support networks maintained. The Rehousing team will work closely with Social Services and will either use Council Occupational Therapy services, or appoint an independent OT to ensure the service is available when required.

Tenants who require adaptations will have them provided in their new homes with rehousing officers working closely with the occupational therapy team to carry out assessments as required and provide advice on the design, layout and adaptation of new homes as appropriate. A budget will be made available for aids and adaptations so that these can be carried out in a timely manner.

The new buildings and spaces will comply with current standards of accessibility to improve accessibility for wheelchair users, people with visual impairment etc.

**Impact on Existing Leaseholders**

Albeit there is a much smaller proportion of leaseholders who may be disabled, the Council will extend the same package of measures to these leaseholders to help them remain on the estate, should they wish to do so, and to help ensure that their future homes are adequately adapted to meet their needs.

**Impact on New tenants**

The impact for new tenants with disabilities will be positive. The proposals for the development of new homes on Cressingham Gardens are intended to increase the options for people with disabilities, both for existing and new residents. There are 194 households currently registered on the Housing Register with a known disability, with a severe shortage of accessible housing in Lambeth. All properties on Cressingham Gardens will be built to the Lifetime Homes design standards – the main features include a level approach/entrance and wider doorways. Many existing homes in Lambeth housing stock are not wheelchair accessible and often have to go through expensive adaptations to ensure accessibility.
<table>
<thead>
<tr>
<th>Household Group</th>
<th>Cressingham Gardens</th>
<th>Lambeth council tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 25</td>
<td>1%</td>
<td>2.3%</td>
</tr>
<tr>
<td>25-44</td>
<td>31%</td>
<td>31.8%</td>
</tr>
<tr>
<td>45-64</td>
<td>40.9%</td>
<td>43.6%</td>
</tr>
<tr>
<td>65+</td>
<td>27.1%</td>
<td>21.5%</td>
</tr>
</tbody>
</table>

Source: Northgate June 2015

**Household Composition**

<table>
<thead>
<tr>
<th>Household Group</th>
<th>All residents (Base 165)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single adults</td>
<td>45%</td>
</tr>
<tr>
<td>Two adults without children</td>
<td>14%</td>
</tr>
<tr>
<td>Three or more adults, 16 or over</td>
<td>8%</td>
</tr>
<tr>
<td>1 parent family with child/ren at least one under 16</td>
<td>16%</td>
</tr>
<tr>
<td>2 adult family with child/ren at least one under 16</td>
<td>17%</td>
</tr>
</tbody>
</table>

Data source – Cressingham Needs Survey 2015

**Impact on Existing Tenants**

There is an over representation of older tenants who will be affected by the regeneration. The positives, negative and mitigating actions are broadly the same as those described above under the disability section.

Older people have generally been living on the estate for a longer period of time than other residents, likely to be more settled and require more support when moving.

The regeneration project provides an opportunity to increase the supply of Lifetime Homes which are designed to be easily adapted as people’s needs change.

The number of children and young people is likely to increase with the provision of new and additional homes and a number of issues need to be considered in order to mitigate the impact of the project on this group. For existing residents, an amount of play and amenity space should be maintained throughout the construction period. New, high-quality spaces that cater for all age groups will be required as part of the masterplanning brief. Children and young people should also be encouraged to participate in consultation as the project develops to ensure they have the opportunity to shape the detailed proposals.

We recognise that there may be disruption to accessing existing services and agencies such as school, childcare, etc.
for various ages during the decant and construction programme. The decant programme will mean residents moving once only into their new home wherever possible. If a tenant chooses to move permanently elsewhere, we will work with them to minimise the impact.

Access around the estate and to childcare, nurseries, crèches and schools will also be considered during the masterplanning stage of the project.

**Impact on Future Tenants**

Lambeth’s older population (aged 60+) is projected to grow by 27% by 2024, compared to an 11% growth across the whole population. However, there are substantial differences between ethnic groups. For example, whilst the 60+ population is projected to grow by 27% overall, the black Caribbean 60+ populations are projected to grow by 38%, from around 5,000 to 6,700. This is compared to an all-age decrease in the black Caribbean population of 4.6%, from 28,600 to 27,000. However, the number of people identifying themselves as ‘Black British’ is increasing

Similarly, the black African population is projected to grow by 10.9% overall, but the 60+ population is projected to increase by 82% (albeit from a smaller base line – from 2,400 to 4,500). The white population is projected to grow less.

The supply of additional homes will benefit an ageing future population.

**Impact on Existing Homeowners**

Fewer residents in leasehold properties are over 65 (14%) with just under half aged between 35-65 and a third aged under 35.

Older leaseholders are less likely to be in work or be able to take on new mortgages. However, they are also very likely to have a higher level of equity in their properties and will be more able to take a shared equity arrangement to continue living on the estate at no additional cost.

As the project proceeds, the Council will need carefully to monitor how the proposals affect this older leaseholder minority to make sure that they are not affected by, for example, possible restrictions on renewing or porting mortgages. If problems do become apparent, then the Council will need to put in place measures to deal with this. In the first instance, however, the range of options available to leaseholders (shared equity, shared ownership, rental properties) should ensure that anyone wishing to remain on the estate, regardless of age, would be able to continue to do so.
<table>
<thead>
<tr>
<th>Impact on Future Homeowners and Private Tenants</th>
</tr>
</thead>
<tbody>
<tr>
<td>It is not possible to determine at this time the potential differential impact across ages, beyond stating that the provision of new housing should benefit all age groups.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Sexual orientation</th>
<th>Impact: Positive</th>
</tr>
</thead>
<tbody>
<tr>
<td>Although very limited data there is no disproportionate impact identified.</td>
<td></td>
</tr>
<tr>
<td>Equality and Human Rights Commission guidance on this protected characteristic is to collect data where relevant. Sexuality is not relevant to the majority of housing services, with the exception of tackling harassment.</td>
<td></td>
</tr>
<tr>
<td>The design of the new homes and spaces will create a place which is secure by design and can be policed more easily. The public realm will offer a greater level of security to all which is relevant to gender and transgender residents.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Religion and belief</th>
<th>Impact: None</th>
</tr>
</thead>
<tbody>
<tr>
<td>Two-thirds of residents follow a religious faith - Christian (58%), Muslim (8%) or Other (12%). One in seven residents do not follow a religion (15%) and 8% preferred not to say. (Source: Housing Need Survey, Cressingham Garden estate, March 2015).</td>
<td></td>
</tr>
<tr>
<td>However, religion and belief have no direct or indirect implications for the estate regeneration programme.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Pregnancy and maternity</th>
<th>Impact: Both</th>
</tr>
</thead>
<tbody>
<tr>
<td>There will be disruption during the construction period and the council will consider access across the estate during this time.</td>
<td></td>
</tr>
<tr>
<td>The design and layout of the new homes will consider access, lift and stairs so that larger family homes are either accessible by lift or not above four storeys high without a lift. The design of the public realm will consider accessibility for people moving around the estate, pushing buggies etc.</td>
<td></td>
</tr>
<tr>
<td>Any affected tenants who are pregnant at the time of re-housing may be entitled to a larger property as per our allocations policy.</td>
<td></td>
</tr>
</tbody>
</table>
The design will meet modern space standards with provision for buggy storage at ground floor level in blocks with no lift.

**Marriage and civil partnership**  
**Impact:** None  
There is no specific / indirect impact.

**Socio-economic factors**  
**Impact:** Positive and Negative  
The number of housing benefit claiming tenants in Cressingham Gardens can be used to provide an indication of the socio-economic profile of the area.

<table>
<thead>
<tr>
<th></th>
<th>Cressingham Gardens</th>
<th>Lambeth</th>
</tr>
</thead>
<tbody>
<tr>
<td>Those in receipt of full HB</td>
<td>43.8%</td>
<td>33.8%</td>
</tr>
<tr>
<td>Those in receipt of partial HB</td>
<td>21.2%</td>
<td>27.8%</td>
</tr>
<tr>
<td>Not receiving HB</td>
<td>35%</td>
<td>32.4%</td>
</tr>
</tbody>
</table>

*Source: Northgate June 2015*

The economic status of residents on Cressingham Gardens is that 46% are in employment, (27% full-time. 16% part-time and 3% self employed). The remaining 15% are retired, 21% are classed as long term sick, 2% are in full time education and 4% are at home looking after family. Economic status varies with different tenures as shown in the figure below:
The acute shortage of homes and rising population is adding extra pressure on the need to provide affordable and social rented homes in the Borough. Private sector rents and house prices are going beyond the means of many Lambeth residents. Regeneration of an estate and increasing supply of council housing stock will benefit the increasing number of Lambeth’s residents who cannot afford to buy or rent in the private sector.

However in the short term, the existing estate residents would be affected through some negative impacts due to having to move home. The council will provide adequate compensation to residents if their homes are demolished as part of the regeneration proposal.
**Impact on Existing Tenants**

All the current council tenants that are affected by the demolition proposal would be guaranteed a new home and financially compensated through a statutory home loss payment and payment of removal and other disturbance costs. The new home guarantee would enable them, if they wish, to remain on the estate or to move elsewhere in the Borough. Whilst it may lead to short-term disruption, it also provides choices and opportunities for them that they would not otherwise have had (for example, being able to move closer to work).

Council rent levels are set using a Government formula. The value of the home makes up part of this calculation and can mean that rents for new homes are higher than current council rent. To lessen the impact it is proposed that any rent increases will be done gradually and phased over five years.

Service charges could increase with improved provision of services such as lifts etc. The Council will assess service charge costs in parallel with developing the design etc of the new homes so that service charges remain affordable. In contrast, utilities bills can be expected to reduce.

Council Tax is calculated with reference to the value of the new home and may increase due to the regeneration project.

As designs for the redeveloped estate are progressed, the Council will need to pay close attention to the future overall cost of living on the estate to make sure that this remains affordable to tenants.

Tenants wishing to move to a new home on the estate will not have the Right to Buy under the assured lifetime tenancy. However, thinking about income levels and benefit take up at Cressingham Gardens, the cost of new properties are likely to be unattainable even with the substantial discount now prescribed by government. Tenants wishing to keep the Right to Buy can choose to move to a Council home elsewhere and retain a secure tenancy.

**Impact on homeowners**

So that resident homeowners whose homes would be demolished can stay on the estate, the Council will offer options as follows:

- Open market purchase
- Leasehold swap – or swap from freehold to leasehold
- Leasehold swap with shared equity
• Shared ownership
• Renting at market or discount rent (according to income)

Resident homeowners would be compensated by offering market value plus 10% home loss for their current home. Disturbance costs including reasonable legal and valuation costs will also be paid.

For resident homeowners wishing to remain on the estate, it is recognised that the value of similar size new homes would be more than their current home and therefore it could be difficult for them to buy a new home on the estate outright.

It is important to note that all costs come from the same pot of money – a more generous settlement to relatively affluent and more likely to be white leaseholders in this position would be to the detriment of other equality groups, i.e. there would be a reduced amount / quality of social rented homes for those in a lower income bracket who may be BME tenants. This is difficult to justify and depending on the details is contrary to the Council’s general fiduciary duties.

The council is offering a shared equity scheme, where the homeowner can purchase a share of the equity in a new home and is not required to pay any rent on the share they do not own, enabling the existing homeowner to remain on the estate. There is also recognition that a homeowner may have difficulty in securing a new mortgage and the council will need to work with the homeowner and lenders to help secure a new mortgage should they wish to remain on the estate as described previously.

It is recognised that there may be some leaseholders who may have remortgaged their homes, spent the money from equity release and may also be unemployed. In these circumstances it may be difficult for leaseholders to either remain on the estate or buy elsewhere. The shared ownership option should cater for these circumstances, but if not the Council will provide support to these households to access private rented accommodation following the purchase of their home at market value plus 10%.

As the project proceeds, the Council will need carefully to monitor how the proposals affect this older leaseholder minority to make sure that they are not affected by, for example, possible restrictions on renewing or porting mortgages. If problems do become apparent, then the Council will need to put in place measures to deal with this. In the first instance, however, the range of options available to leaseholders (shared equity, shared ownership, rental properties) should ensure that anyone wishing to remain on the estate, regardless of age, would be able to continue to do so.

For non-resident homeowners, the council will offer market value plus 7.5%. Tenants of private landlords on the
estate are not the responsibility of the Council and will not be compensated for loss of their home but support will be provided to find alternative accommodation. As part of its estate regeneration programme and direct housing delivery, the Council is building council owned market rent housing that could provide opportunities for the tenants of private landlords.

Homeowners will have access to independent advice and the council will fund reasonable costs for this service.

Service charges will be carefully considered by the Council as above to mitigate the impact of any increase.

It is not possible to determine the exact effect on individual homeowners at this stage. Their outcomes will depend on their current financial situation, how much equity they have in the property, and whether they wish to continue living on the estate.

As described above, all leaseholders are provided with options to allow them to stay on the estate and, whilst the Council is unable to make absolute guarantees to leaseholders (in the manner given to tenants), the Council will work towards making sure that those who wish to remain on the estate have the opportunity to do so.

**Impact on Future Homeowners and Private Tenants**

Whilst the Council has ambitions towards creating council-owned market rent housing, the current Viability Report suggests that a significant proportion of the additional new homes (up to 60%) would need to be made available for sale. In making such properties available for sale, the Council will need to consider stipulations for marketing these properties that ensure that they benefit local populations, rather than being sold to oversees investors. Regardless of who buys such properties, experience from elsewhere suggests that a significant proportion would be purchased on a buy-to-let basis and in this way would provide additional housing to the local population (albeit at market rents). These types of properties would clearly benefit those with either higher capital assets or higher incomes.

There are also positive socio-economic impacts as any development will provide employment and training opportunities for residents as part of the construction programme and to be delivered by Council agencies. The project will meet the council’s procurement and local plan targets as appropriate.

The new population, including private renters and home owners, will change the employment profile of the estate and increase the number of economically active people.
# Health

91% of Cressingham Gardens residents use English as the main spoken language in the household. The remaining households speak a variety of different European or African languages. For those residents where English is not their main language, the Council will ensure that literature and information about the programmes is available in the appropriate formats and languages where required.


## Impact: Both

**SEE ALSO DISABILITY**

The regeneration project is likely to have both positive and negative implications for people’s health and wellbeing. This will affect households equally across the estate.

There are likely to be some negative health and wellbeing impacts in the short-term associated with the disruption of moving home and uncertainty about the future. The Council will need to work closely with residents to help provide as much clarity as possible about the future of the estate and about the process involved in regeneration, to give people as much certainty as possible to mitigate potential stress about moving home, etc.

In the longer term, positive impacts can be expected from providing much better quality homes and reducing overcrowding. It means more homes will become available for those households that need them. The project would provide the opportunity to build better quality homes designed according to best practice in urban design, producing a high quality home and urban environment and a safe and secure new neighbourhood, contributing positively to quality of life.

Overcrowding is one of several aspects of housing conditions that studies have been found to be related to poor outcomes in health, education and childhood growth and development (DCLG, 2004).

Negative health and well-being outcomes would be associated with disruptions to existing households on the estate and the inevitable stress this causes.

Care will be undertaken when managing the rehousing process to ensure that residents are supported. Medical Needs Assessments will be carried out where required and dedicated rehousing support provided by the Council. Furthermore the construction programme should be effectively managed so that disturbance can be kept to a minimum.
<table>
<thead>
<tr>
<th>2.2 Gaps in evidence base</th>
<th>The data provided so far, from the Council’s Housing IT system and the Cressingham Gardens needs survey provides an overview of equality information. There is little data currently for homeowners and their sub-lessees. As the project progresses, the Council will build up a much more detailed picture of the circumstances of all the households across the estate and this will enable the Council to begin to develop bespoke solutions to cater for the needs for different households and the people within this. This information will then enable more detail to be layered onto the development strategy for the estate, such as the detailed design and configuration of the new homes, the proportion of homes requiring adaptation for disabilities, etc. and the type of assistance that will be required to help people to move and settle into their new homes.</th>
</tr>
</thead>
<tbody>
<tr>
<td>What gaps in information have you identified from your analysis? In your response please identify areas where more information is required and how you intend to fill in the gaps. If you are unable to fill in the gaps please state this clearly with justification.</td>
<td>At Cressingham Gardens, an extensive consultation has been undertaken to develop a regeneration option for the estate, since 2012. Numerous workshops and events have been held, which has helped the Council to understand residents’ perceptions of the estate. The events have been held for specific and for all tenure groups. Architects were selected with residents and appointed, and capacity studies produced to aid the discussion with residents. The Cressingham Gardens project steering group has been established. It comprises Council officers, ward members, four resident representatives (2 tenants, a leaseholder and a freeholder) and an independent resident advisor, appointed by the resident group, to oversee the project. The lead member and ward councillors are actively involved in the scheme and in regular communication with the residents. The appointment of the independent resident advisor has been funded by the council to ensure residents are independently advised and able to fully participate in the process. The independent resident advisor runs a monthly surgery to provide independent advice to residents and attends project meetings and events. <strong>What difference did this make?</strong> The consultation reaffirmed the fact that many households on this estate are living in a poor standard home. This has been due to the historical underinvestment in the stock and there is an urgent need to respond to this. Residents have been involved in the development of the draft offer documents for tenants and homeowners, particularly to secure confirmation that the Council will provide options for all residents to remain on the estate.</td>
</tr>
<tr>
<td>3.0 Consultation, Involvement and Coproduction</td>
<td></td>
</tr>
<tr>
<td>3.1 Coproduction, involvement and consultation</td>
<td></td>
</tr>
<tr>
<td>Who are your key stakeholders and how have you consulted, coproduced or involved them? What difference did this make?</td>
<td></td>
</tr>
</tbody>
</table>
The draft offer documents have provided clarity on how individual residents will be affected by the proposal.

Generally, residents are quite supportive of the Key Guarantees provided by the Council as part of the regeneration proposal and these have been further developed in response to consultation to improve for example the offer to homeowners to better reflect the current leasehold terms, and to request that play opportunities are provided through the construction programme. However there are strong vocal groups who are against change and would only want to see refurbishment of the estate which is not feasible due to lack of funding available and furthermore does nothing to increase the supply of much needed homes.

Views on consultation programme to date:

- 96% of residents are aware that the Council has been talking with residents about the future of the estate
- 88% are familiar with options prepared to explore the future of the estate
- 49% felt they had been provided with enough information to formulate a view on the future of the estate
- 38% advised that they had spoken to and sought advice from the Independent Residents’ Advisor
- 44% had found it helpful to have an Independent Residents’ Advisor
- 68% had attended one or more events held by the Council in the last twelve months
- 78% had received a copy of the information documents “Information for Tenants and “Information for Homeowners”
- 56% understand the KH from the Council for Tenants/Homeowners

The council is developing a Rehousing Policy to ensure that equalities continue to be considered and responded to throughout the rehousing process.

The design of the new homes and spaces will also reflect the diverse population of Cressingham Gardens now and in future.

### 3.2 Gaps in coproduction, consultation and involvement

**What gaps in consultation and involvement and coproduction have you identified (set out any gaps as they relate to specific equality groups)? Please describe where more**

The consultation with residents will be on-going and support will be provided to residents to fully participate in the process. The Key Guarantees to residents will be further promoted and discussed to improve understanding among residents.

The next stage of the project is the detailed masterplanning to allow a planning application to be made for the project. The project steering group will continue to operate throughout this period alongside a programme of consultation activities to develop a masterplan for Cressingham Gardens.
consultation, involvement and/or coproduction is required and set out how you intend to undertake it. If you do not intend to undertake it, please set out your justification.

Training and capacity building for residents will be provided as required to enable full participation. The Council will continue to fund the independent resident adviser.

The Council will continue to offer accessible information and events to encourage wide participation. The Council will also ensure that the roles of local organisations and the project steering group are clear so that residents can engage fully. There will be dedicated council officers available to deal with resident issues.

4.0 Conclusions, justification and action

4.1 Conclusions and justification
What are the main conclusions of this EIA? What, if any, disproportionate negative or positive equality impacts did you identify at 2.1? On what grounds do you justify them and how will they be mitigated?

The overall impact of the estate regeneration project at Cressingham Gardens will be positive.

There is negative impact for many vulnerable groups during the construction process due mainly to the decant process. We have a number of actions in place to reduce this impact which are acceptable and appropriate.

The project reaffirms Council policies and is interlinked with the delivery of all Council services.

4.2 Equality Action plan
Please list the equality issue/s identified through the evidence and the mitigating action to be taken. Please also detail the date when the action will be taken and the name and job title of the responsible officer. Likewise with the Action Plan

| Equality Issue                                                                 | Mitigating actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                 
|--------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------
| Disruption caused by major redevelopment programme                           | • Dedicated rehousing support to be provided. Decant Policy to be agreed and implemented. Compensation to be provided to tenants and homeowners through Home Loss and disturbance payments, with up to £1,000 payable early to allow residents to prepare to move. Single move direct to new home to be made wherever possible. Options for all Council tenants and homeowners to remain at Cressingham Gardens if they wish.  
• Effective management of phased construction programme to ensure safe places and routes on the estate while building work takes place. Considerate Contractors Scheme to be adopted. Areas of play and amenity space to be maintained where possible during construction.  
• Bespoke support to be developed and private to particularly vulnerable and hard-to-reach individuals and households.  
• Communication with residents will seek to reduce stress and provide as much certainty as possible.                                                                                                                                                                                                                                                                                                                                                      |
Homeowners having difficulty in accessing finance (Elderly and low income households)

- Formal offer to Homeowners sets out Council commitments to homeowners affected by redevelopment, including options to remain at Cressingham Gardens.
- Council to facilitate access to independent advice. Rehousing team to ensure early engagement with homeowners to identify those households that may have difficulty with funding the purchase or part-purchase of a new home.
- Council to advocate for homeowners with lending institutions where necessary.
- Rehousing team to support homeowners as required to find a private rented home or apply for social housing.
- Council to consider further whether it might need to help broker lending to homeowners, if lending institutions prove unsupportive of the circumstances of leaseholders.

Decant Process – addressing medical and disability needs

- Further detailed Housing Needs Assessments will be made of all tenanted households in line with Council policy. The Rehousing team will arrange for Occupational Therapy and Medical Needs Assessments as necessary and in advance so that the new home can be designed and allocated to meet the needs of the household.

Potential for increased housing costs

- If the Council rent (set according to Government formula) for a new home is higher than the current rent for a tenant, the Council will implement the rent increase gradually. Service charges will be considered throughout design development and respond to resident priorities so that they remain affordable. New homes to be designed to good modern standards of energy efficiency to enable reduced costs in use for residents.

Analysing the impact

- It will only be possible to analyse the actual effect on different group once the regeneration is underway and residents make their choices. This will happen at regular intervals as information becomes available and will be part of the July 2016 review.

5.0 Publishing your results

The results of your EIA must be published. Once the business activity has been implemented the EIA must be periodically reviewed to ensure your decision/change had the anticipated impact and the actions set out at 4.2 are still appropriate.

<table>
<thead>
<tr>
<th>EIA publishing date</th>
<th>13th July 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>EIA review date</td>
<td>13th July 2016</td>
</tr>
<tr>
<td>Assessment sign off (name/job title):</td>
<td>Rachel Sharpe Commissioning Director 2nd July 2015</td>
</tr>
</tbody>
</table>
All completed and signed-off EIAs must be submitted to for publication on Lambeth’s website. Where possible, please anonymise your EIAs prior to submission (i.e. please remove any references to an officers’ name, email and phone number).
This Tenancy Agreement is made on the date hereof:

---------------------------------------------------------------------------------------

(insert date)

and made between:

---------------------------------------------------------  (insert name of landlord)

(the "Landlord")

and

---------------------------------------------------------  (insert name of tenant(s))

(the "Tenant")

The following special conditions shall apply to this Tenancy Agreement:

1. The initial rent (excluding Other Charges) is £------------------------  (insert initial rent)

[2. The initial total of Other Charges is £------------------------  (insert initial other charges)]
SECTION A: INTRODUCTION TO YOUR TENANCY AGREEMENT

This is your Tenancy Agreement. It is a legally binding document which sets out your rights and responsibilities as one of our assured tenants. It has been produced with the aim of having a set of conditions which are clear and easy to understand.

It is an important legal document and should be kept in a safe place. This Tenancy Agreement defines your obligations and responsibilities as a tenant for an assured tenancy.

This Tenancy Agreement is not an assured shorthold tenancy under the Housing Act 1988. The Landlord intends to grant an assured tenancy within the meaning of that Act. This form of Tenancy Agreement is an enhanced form of assured tenancy, as it incorporates some of the rights which a secure tenant of a local authority would also be entitled to.

Please read this Tenancy Agreement carefully. If you do not understand any of the conditions or you need more information, please contact [your Housing Office], a solicitor, a Law Centre, the Citizens Advice Bureau, a Housing Advice Centre or Shelter for help.

1 Definitions

1.1 The following words and phrases have specific meanings when used in these tenancy conditions, unless the context requires otherwise:

• 'we', 'us', 'our' or 'the Landlord' means the landlord of your property from time to time or the Management Agent.

• 'You' or 'your' means the Tenant.

• 'Tenant' means the person/s or people to whom we have granted the Tenancy, or who have since been assigned or succeeded to the Tenancy.

• 'AssuredTenancy' and 'Assured Tenant' have the same meanings given to them in the Housing Act 1988 (as amended from time to time).

• ['Demoted Tenancy' means a tenancy created when a Court makes a Demotion Order against an Assured Tenant, as set out in the Housing Act 1988].

• 'Management Agent' means [ ]

• 'Your Property', 'the Property' and 'your Home' mean the property to which the Tenancy relates.

• 'Your Household' and 'the Household' means everyone living in your home.

• 'Housing Management' means a matter if, in the opinion of the Landlord, relates to:

  • (a) the management, maintenance, improvement or demolition of one of our houses (or part of a house) let under an Assured Tenancy or

  • (b) the provision of services or amenities in connection with such Assured Tenancy

(but not so far as it relates to rent payable or charges for services or facilities provided to our tenants) and which, in the opinion of the Landlord, represent either a new programme of maintenance, improvement or demolition or a change in the practice or policy of the Landlord and which in both cases are likely to substantially affect either its Assured Tenants as a whole or a group of them who form a distinct social group or occupy our houses (or part of a
house) which constitute a distinct class (whether by reference to the kind of house or the housing estate or other larger area in which they are situated).

- 'Communal Areas’ means the shared entrances, halls, stairways, passages, balconies, yards, lifts, fire escapes, roads and paths leading to or from the Property, grassed, cultivated, drying and play areas, forecourts and other shared areas within estate and block boundaries.

- ['Other Charges’ means charges for heating, hot water and the use of a shed, garage or an allocated parking bay.]

- 'Fixtures and Fittings' include:
  > Installations for supplying or using gas, electricity and water.
  > Basins, sinks, baths and toilets.
  > Pipes, ducts, tanks, wires, cables, switches, boilers and storage heaters.
  > Fixed wall, floor or ceiling coverings, other than carpet and laminate or wood flooring.

- [‘Housing Office’ means the area housing offices, or equivalent, or the Landlord's Customer Service Centres.]

1.2 All expressions in the singular also carry the plural meaning, unless the context requires otherwise.

2 Your Tenancy

2.1 By signing a Tenancy Agreement document you have agreed to enter into a legal contract with the Landlord.

2.2 Your Tenancy Agreement document says who the tenants are. All tenants are equally responsible for complying with all of these tenancy conditions – even those who are no longer residing at the Property – until the Tenancy is brought to an end. [See your Tenant's Handbook for further details.]

2.3 [You can get further copies of the Tenancy Agreement from your Housing Office [or through the local authority website www.lambeth.gov.uk].

2.4 [There are two types of tenancy which are covered by these tenancy conditions:

  > Assured Tenancy
  > Demoted Tenancy

In addition, the terms of this Tenancy Agreement apply in part to tenancies which have ceased to be Assured or Demoted Tenancies.]

[Note: Your secure tenancy can be demoted where there has been anti-social behaviour. Depending on the identity of the new landlord, this Tenancy Agreement may also be demoted, where there has been anti-social behaviour.]

2.5 The type of tenancy you have is decided by statutory rules. Tenants who have certain types of tenancies have certain statutory rights. Where there is any conflict between the statutory rules or rights and this Tenancy Agreement, the statute will prevail. The Landlord has also incorporated into this Tenancy Agreement some of the benefits which would be available to a secure tenant of a local authority. If you are in any doubt as to the terms of this Tenancy Agreement you can ask your Housing Office.
2.6 [Some additional conditions may apply to particular properties, or types of properties, from time to time. These will form part of your Tenancy Agreement. If you are offered a property where such conditions apply you will be informed of these additional conditions before you sign your Tenancy Agreement. By signing a Tenancy Agreement you also agree to comply with these additional conditions and you acknowledge that they have been drawn to your attention.]

2.7 If either party, Landlord or Tenant, breaks the terms of this Tenancy Agreement and we cannot solve the problem together, the other party may be able to go to court to deal with the matter. If you do not keep to your Tenancy Agreement you could lose your home.

2.8 [In addition your Tenant’s Handbook contains further explanation of your rights and responsibilities as a tenant.]

[Note: it is currently intended that a Tenant's Handbook will be prepared and issued to tenants, to accompany this Tenancy Agreement. It will detail those matters referred to in here as being set out in the Tenant's Handbook and will also explain some of the tenant's rights and responsibilities under this Tenancy Agreement.]

Changing this agreement

2.9 Not Used.

Serving notices or letters

2.10 You agree that any notice or letter that is addressed to you, has been properly served on you if it has been:

> posted or hand delivered to, or fixed to, your Property, or
> handed to you in person, or
> posted or hand-delivered to or fixed to your last known address.

2.11 In addition the provisions of section 196 of the Law of Property Act 1925 (which provide for other forms of valid service) are incorporated into this Tenancy Agreement.

2.12 If you want to give us notice, you must write to [the Executive Director of Housing, Regeneration and Environment via your housing office.]

Access to information

2.13 [Details of our policy for allocating housing and housing transfers are available from [your housing office] [and on the local authority website at www.lambeth.gov.uk.]

2.14 You have the right to see your personal records in accordance with the Access to Personal Files (Housing) Regulations 1989. You also have the right to see information in accordance with the Data Protection Act and the Freedom of Information Act, but we may charge a fee for this.

Where to go for advice

2.15 If you would like more information about your rights you should contact your housing office or any of the following:
Complaints Procedure

2.16 If we do not meet our responsibilities under the Tenancy Agreement, you can do the following:

> Contact your housing office to make a complaint.
> Use our complaints procedure (you can get details of complaints procedure from your housing office, or from the Landlord's website).
> Speak to your local councillor, MP or tenant panel.

[If you are dissatisfied with the Complaints Procedure, you can contact the Housing Ombudsman. The Ombudsman would normally expect a complainant to have exhausted the Complaints Procedure before getting involved.]

[Note: Secure tenants are entitled to refer complaints to the Local Government Ombudsman. Depending on the identity of the landlord, this may change to the Housing Ombudsman.]

2.17 In some circumstances you may be able to take us to court (a list of advice agencies is given in [the Tenant's Handbook]).

Data Protection Act 1998

2.18 The management of the Landlord's housing stock involves the processing of personal data of tenants, for example, for the purposes of allocation or determining a tenant's rights, and sometimes also of sensitive personal data such as ethnicity or gender. By signing this you will also be giving your consent to the legitimate processing of such data in accordance with the Data Protection Act 1998.

2.19 The data held by the Landlord in respect of your Tenancy Agreement will be used for crossmatching and cross-authority comparison purposes for the prevention and detection of fraud.

Photographs for all new tenants

2.20 We will take photographs of all new tenants as and when they come in to sign their Tenancy Agreement or as soon as is reasonably practical thereafter. Where a sole tenancy changes to a joint tenancy, or there is a succession or assignment of a tenancy, the photograph of the new joint tenant / succeeding tenant will also be required. The photographs will be retained electronically and stored safely. We will not disclose these to any third parties unless we are required to do so by law, and they will be kept securely.

2.21 Photographs held will be used to help us identify people living in our properties without our
permission and tenants who have sublet their homes illegally. They will solely be used for the prevention of fraud / criminal behaviour.
SECTION B: YOUR RIGHTS AND OBLIGATIONS

YOUR RENT

3 Your duty to pay rent and Other Charges

3.1 One of the most important responsibilities is to pay your rent and Other Charges. You must pay these a week in advance from the date your tenancy starts. You may be able to get help with paying your rent by claiming housing benefit. [Your Housing Officer] will help you to make a claim when you sign up.

3.2 You must pay your [weekly] rent on Monday each week for the week to come. The total payments you owe will include Other Charges as set out in your Tenancy Agreement.

3.3 [We set out the amount of rent that you must pay from the start of the Tenancy in your Tenancy Agreement document, as well as the amount of any Other Charges [(which we treat as part of the rent)] that you must pay - for example heating, hot water, and any water and sewerage charges we collect for the water company. You may also have a separate agreement for a particular service (for example a garage), which may require you to pay further charges a week in advance.]

[Note: The Council currently charges a service charge, which is included as part of your rent. The service charge is an amount payable for items such as repairs, improvements, maintenance and insurance. We recognise that service charge levels are important to you and that these need to be affordable and we are currently undertaking an assessment of the service charges that are likely to be charged to assured tenants of new estates.]

3.4 We are entitled to change the rent and Other Charges but must give you written notice before we do so. [Details are set out in the Tenant's Handbook.]

[Note: The Council currently sets and reviews rents for its secure tenants. As a consequence of the change in landlord, the rent review process is likely to change. With regard to the level of the rent, we recognise that rent levels are very significant to tenants and we are currently undertaking an assessment of rent, reviews and affordability for new estates in the future. That said, it is the Council’s clear intention to continue charging council rents to existing secure tenants, however, as the new housing will not be available for some years, it is not possible to provide a precise indication of rent levels at this stage.]

3.5 Any payments that you make to us will be applied firstly to any arrears owed to us and starting with the oldest arrears shown on the rent account, unless we expressly notify you otherwise in writing.

3.6 If you live in a property for which we supply heating and hot water and there is a supply failure during the agreed heating supply times, you can sometimes get a refund. [Your Tenant's Handbook has more details about this.]
PROPERTY REPAIRS, MAINTENANCE, IMPROVEMENTS & ACCESS

You must tell us as soon as possible of any damage to the Property, or any repairs that are needed that are our responsibility. You should report this to your housing office.

4 Your responsibility for repairs

4.1 You are responsible for maintaining and replacing the entire inside of the Property except for those parts which these tenancy conditions or any statute specifies that we are responsible for. These are set out in Clause 5 below and you can see more details in your Tenant's Handbook.

4.2 You are responsible for repairing or replacing any Fixtures and Fittings if you have put them in without our written permission, or if we gave you written permission but told you that we would not be responsible for repairing or replacing them.

4.3 You are also responsible for any repairs, or repairing or replacing any damage if the damage is caused deliberately or carelessly by you, your pet, a member of your household, your lodger, subtenant or a visitor to your Property or their pets. This also applies to damage caused to Communal Areas or other residents' homes by washing machine and dishwasher installations in your Property.

4.4 If it is your responsibility to carry out a repair and you do not do it, we will tell you in writing of the repair and the time you should do it in. If you don't do the repair within this time, we can enter your Property, do the work and charge you for the work (including our administrative costs).

5 Our responsibility for repairs

5.1 We will maintain the structure and outside of your Property.

5.2 We will maintain your Property's drains, stack pipes, gutters and outside pipes.

5.3 We will keep in proper working order any fittings for supplying water, gas or electricity, toilet facilities and non-temporary space and water heating inside your Property which we provided, or that you have provided with our permission. If we decide the repair is not possible then we will replace the fittings.

5.4 For further details on our responsibilities concerning repairs, please see your [Tenant's Handbook].

[Note: The Council is currently required to carry out certain repairs for its secure tenants within specific timescales. This is known as the "Right to Repair Scheme" and landlords other than local authorities are not obliged to comply. However, the new Tenant's Handbook for this Tenancy Agreement will make clear that the landlord will also comply with the Right to Repair Scheme.]

6 Your responsibility for decorations

6.1 You must keep the inside of your Property reasonably well decorated.

7 Our responsibility for decorations

7.1 We will decorate the outside of your Property and Communal Areas of flats and maisonettes from time to time. You can only decorate the outside of your Property with our written permission. When asking for permission you must give us a plan of how you wish to decorate.
7.2 We will also do any decorating which is needed because we have carried out repairs which are our responsibility, or improvements. If we decide to do so, we may give you a reasonable allowance to do it instead. This does not apply where the works were necessary because you had breached your tenancy obligations.

7.3 If you are elderly aged 70 and over, or have a disability or other special reasons, living alone, and there is no other member of your household or family who can help, we will decorate a number of rooms in your home under a planned programme.

8 **Your responsibility for cleaning**

8.1 You must keep your Property clean and tidy. If it becomes infested with pests or vermin because of your failure to keep it clean we will charge you for the cost of disinfesting it and any other costs of cleaning your Property.

8.2 You must keep any garden, yard, window box or balcony that forms part of your Property tidy and free of rubbish.

8.3 If you live in a self-contained flat in a street property with a shared entrance or hallway, you and the other tenants of that street property are responsible for keeping the shared entrance or hallway clean and tidy.

8.4 If you live in a block of flats with a balcony entry in front of your flat, you are responsible for keeping the doorwell in front of your flat clean, tidy and clear of obstructions.

8.5 You must not block, obstruct, create or leave any hazard on landing, corridor, stairwell, lift, refuse chute, access way, fire escape or any other communal area or wedge open fire door or security door if you live in a building with communal facilities.

8.6 The [Landlord] may from time to time publish regulations in respect of recycling household and/or bulk waste. You must keep to the rules of that scheme and in the event you do not we may impose a penalty charge, or take such other action we think appropriate which may include a charge for removing and disposing of the waste.

9 **Our responsibility for cleaning**

9.1 We will arrange to clean the Communal Areas (other than those that you are obliged to clean, as set out in the previous section).

9.2 We will remove and dispose of any personal belongings left in the Communal Areas that block, obstruct or are hazardous and recharge the cost to the person responsible.

10 **Our responsibilities for communal areas and lift maintenance**

10.1 We will take all reasonable steps to keep all lifts in working order.

10.2 We will make sure that grassed areas of estates are mown and any flower beds, hedges and trees on the estate are kept tidy and free of rubbish.

10.3 We will take all reasonable steps to keep all communal lighting, entry-call systems, communal aerials and domestic refuse facilities in good repair.
For details on target response times, contact your housing office.

11 Gardens and fences

11.1 If you have a garden, you must keep it reasonably tidy. If you fail to keep it reasonably tidy, we may require you to tidy your garden, or we may decide to do the work for you and to charge you for it. You are also responsible for keeping trees and hedges within your garden pruned and trimmed back so they do not cause an obstruction or nuisance to others. You must not cut down, remove, relocate, plant or significantly alter any tree in your Property unless we have given you our written permission in advance. Remember that many trees on estates are Landlord property, and many are also legally protected through Tree Preservation Orders (TPOs), so it is important to check first before any work takes place.

11.2 You must get our written permission before you put up a shed, porch, fence or any similar structure in your garden. If we give you permission, you must then maintain and look after the structure.

12 Insurance

12.1 We will insure the structure of the building against certain risks, together with our fixtures and fittings, but we are unable to insure your fixtures, furniture or possessions.

12.2 Where the damage to a tenant’s home is caused by a fault within the Landlord’s responsibility / ability to keep certain items in good repair (e.g. hidden pipes under a bath), and if it is proven that the damage was caused by no fault / neglect of the tenant, the Landlord will repair and redecorate all affected areas.

13 Our right to enter your Property

13.1 You must let our officers, contractors or management agents enter your Property to:

(a) inspect or survey your Property or adjoining property for any reason;

(b) carry out any repairs, gas servicing, treatment, modernisation or improvements; or safety inspections;

(c) deal with any other matter for which we are responsible including inspecting the condition of your property and ascertaining who is living there;

(d) to ensure compliance with the conditions of this agreement and health and safety regulations;

(e) to carry out emergency work.

13.2 You can allow our officers or agents to enter your Property at any time without notice if it is convenient for you. You must let our officers or agents enter your Property if we give you at least 24 hours’ written notice and ensure that an adult is present.
13.3 If you do not let us in to your Property after we have given you proper notice we may force entry
and charge you for any costs, any damage or financial or other loss caused by the delay.

13.4 Our officers or agents may also enter your Property without giving notice if, they believe that you
or others are at risk or that the Property or any other property may be damaged if they do not enter. We will do our best to contact you before we force entry to your Property. If there is no-one in the Property to let us in we will make sure that your Property is secure after we have carried out
our inspection or any work we have to do.

13.5 Where it is reasonably necessary for the Property to be empty for us to carry out any works you
must give us access by moving into temporary accommodation. We will provide you with
temporary accommodation which is reasonably suitable to your needs (Note that this may not be
accommodation which is equivalent to your Property if a different kind of property is reasonably
suitable for your needs).

14 Alterations and improvements

14.1 You must not alter the structure or outside of the Property or the building in which it stands in any
way without our written permission. For example, you must not fix a security grille to your external
doors or windows or put up a satellite dish, aerial or other telecommunications equipment to the
exterior of the building. This rule also applies to garages, greenhouses, sheds, pigeon lofts,
parking spaces, driveways and walls.

14.2 You must not install laminate floor covering or sanded floor boards in the Property, other than:
   (a) on the ground floor; and then
   (b) only if there is no-one living beneath you, without first obtaining written permission
       from the Landlord.

14.3 Any existing laminate flooring and sanded floorboards can remain only if there are no complaints
from the neighbours or a nuisance to others living in adjacent properties. If there are complaints
then we would have to ask you to remove the floor covering in the Property or take measures to
minimise noise being transmitted to adjacent properties.

14.4 The Landlord recognises that there may be circumstances where carpet and additives in
alternative floor coverings may exacerbate some health conditions. The Landlord will develop
mitigating policies and procedures to reduce any adverse impact on tenants under such
circumstances.

14.5 You must not make any alteration to the Property such as remove any internal walls or take out
any other part of the building which is in breach of any planning or building control regulation,
whether you have sought and obtained our permission or not. If you do carry out any
improvements or changes to your Property or add any fixtures or fittings without our permission,
or in breach of any planning or building control regulation, we may require you to put back the
Property to its original condition, or we may do this and charge you the cost of doing so and of
rectifying any damage that may have been caused to the Property or the building in which it
stands.

[Note: Secure tenants cannot carry out improvements without consent (as it set out here). In
addition, for secure tenancies: (a) the landlord is obliged to pay compensation for improvements
in certain circumstances; and (b) the landlord may not increase the rent on account of certain
improvements being carried out. This will be extended to the tenants under this Tenancy
Agreement and it is intended that the details of this will be set out in the Tenant's Handbook.]
14.6 We will not be responsible for any damage that is caused whilst removing anything you have installed without our permission.

15 Recharges

15.1 In addition to specific clauses mentioned here, there are other occasions where the Landlord will recharge for costs incurred. Please see your Tenant’s Handbook for more details.

15A Consultation & Information

15A.1 We will publish information about the terms of our assured tenancies. We will also publish a summary of our rules for determining priority as between applicants in the allocation of housing accommodation. Further details can be found in the Tenant’s Handbook.

15A.2 We will maintain such arrangements as we consider appropriate to enable you, if you are likely to be substantially affected by a matter of Housing Management and/or any proposal to dispose to homes subject to Assured Tenancies, to be informed of any proposals and to let us have your views. Further details can be found in the Tenant’s Handbook.
YOUR USE OF THE PROPERTY

Your obligations as a Tenant apply to you, and anyone else living or visiting your Home. We will also hold you responsible for any breach of these tenancy conditions by any persons living with you or visiting your Home.

16 Your use and occupation of the Property

16.1 You must live at your Property as your only or principal home.

16.2 You can only carry out a business or trade from your Property if you get our written permission first. This will only be given if you can work from your Property without causing a nuisance to anyone else or break any planning or use regulations. It may be withdrawn if, having granted permission, the business or trade causes a nuisance or you break any planning or use regulations.

16.3 If you are going to be away from your Property for more than 8 weeks, you must let us know in writing. If you do not do so we will normally assume that you have abandoned the Property.¹

16.4 If you are going to be away from the Property for more than 6 months we will normally assume that you no longer wish to occupy the Property as your only or principal home. You may wish to discuss the circumstances of this with us if this is not the case.

16.5 If you do not return to the Property after the date you told us you would be returning, we will assume that you have abandoned the Property. You must contact the housing office at least once a month if you are away from your Property for a long time.

16.6 If you go away without telling us and we discover someone else living in the Property, we will assume that you have sublet the Property or parted with possession of it and may take legal action to end your Tenancy.

16.7 We will not usually accept rent from anyone other than you unless we have agreed to this in advance. If we do accept a payment made by someone other than the Tenant it is accepted only on the basis that it is paid on the Tenant’s behalf.

16.8 While you are a tenant you must inform us if you acquire any legal or beneficial interest in any other residential property. If we discover that you have a legal or beneficial interest in another property we will assume that that is your principal home unless you show us that this is not the case.

¹ NOTE: As well as obtaining our written permission for any alteration or business use of your Property you should always check whether or not planning, building control or other permissions are needed. You can get more advice about these from the Borough of Lambeth’s Planning Department
17 Your right to have sub-tenants or lodgers

17.1 You can take in lodgers if this does not cause the Property to become overcrowded.

17.2 You can sublet part of your Property, but only if you have our written permission first. If you sublet part of your Property you must not allow this to cause the Property to become overcrowded. [Details of how to apply for consent and the basis on which we will consider granting consent are set out in the Tenant's Handbook].

[Note: The Tenant's Handbook will set out the basis on which we will grant consent, which will mirror the current statutory basis for secure tenants.]

17.3 You cannot sublet the whole of your Property. If you do so, you will lose your status as an Assured Tenant and we will take action straight away to end the Tenancy and evict you.

18 Changes in your Household

18.1 You must notify us in writing within 4 weeks of any long-term change in the people who are living in the Property. Please see your Tenant’s Handbook for further details.

19 Assignment, Exchange & Succession

19.1 ‘Assignment’ is where you transfer your Tenancy to someone else. ‘Succession’ is where a tenancy passes to someone else when the tenant has died. ‘Exchange’ is where you swap your Property with another of our tenants, or a tenant of another local authority, housing association or certain other bodies.

19.2 Assignment, Succession and Exchange can only take place under the limited circumstances set out in the Tenant's Handbook and (in the case of Exchange) with our written permission which we can only withhold in certain specified circumstances. Your rights will depend on whether there has been a previous succession. You may also require the written permission of any other landlord involved.

19.3 Under the terms of "Lambeth's Tenancy Policy (February 2013)", in the case of tenancies granted after 1st April 2012, succession rights will be afforded to tenants’ children who have lived with the tenant for 12 months prior to the tenant’s death, in addition to the statutory right to succeed conferred by the Housing Act 1988 (as amended).

19.4 Details of the circumstances in which Assignment, Succession & Exchange can take place, and the circumstances in which we can withhold permission are set out in the Tenant's Handbook.

[Note: The Tenant's Handbook will set out the basis on assignment, exchange and succession may take place, and these will broadly mirror the current statutory basis for secure tenants.]

20 Pets

20.1 You may keep a dog if your property is suitable and you have written permission from your housing office. If permission is given, it will be on condition that the dog is micro chipped and relevant owner details recorded and kept up to date. The dog must not cause any damage to your home or cause nuisance, danger or harm to any other person in or around the locality. You are allowed to keep assistance dogs for either yourself or members of your household.
20.2 Permission will not be granted for dogs covered by the Dangerous Dogs Act, such as pit bull terrier, Japanese Tosa, Dogo Argentino, Fila Braziliero or any other especially dangerous dogs.

20.3 You may keep a cat, small caged pets or fish in small aquarium.

20.4 Except in a very exceptional case we would never grant permission to have more than 2 dogs and we will not give permission if we think your home is unsuitable for your pet, or would cause a nuisance or danger to any other person. Permission to have domestic pets may be withdrawn at any time. You are not allowed sell pets from your property or in and around the locality.

20.5 Your households’ or visitors’ pets must not be allowed to foul the inside of your Property or any Communal Areas. Under the Control of Dogs Order (1992) a dog must wear a collar and tag giving the owner's name / address at all times while in public and must be kept on a lead at all times when walking on estates. We will charge you the costs if we have to clean up after a pet, or repair damage caused by a pet, which is owned by you, a member of your Household, a lodger, sub-tenant or visitor.
ILLEGAL AND ANTI-SOCIAL BEHAVIOUR

20A Definitions

In Clauses 21-23 (inclusive):

20A.1 The term 'Property' includes the Communal Areas.

20A.2 The 'Locality' is the general area in which the Property sits.

20A.3 Where these tenancy conditions require you not to do anything, you must also not permit any of your Household or any visitor to do so.

20A.4 If any joint tenant, or member of your Household or any visitor does any act which is forbidden by these tenancy conditions you (or in the case of joint tenants, all of you) will be held responsible for that act as if you had yourself done that act.

21 Your duty not to let the Property be used for illegal activities

21.1 You must not use your Property, or permit it to be used, for an illegal purpose or activity.

21.2 You must not carry out any illegal activity in the Locality.

22 Your duty not to cause nuisance or harass others

22.1 You may not put anything in the Communal Areas that is likely to cause a nuisance, annoyance or danger to anyone. This includes washing, personal belongings and household rubbish not left inside the bins provided. We will charge you for the cost of clearing anything left by you or your household or visitors which is likely to cause a nuisance, annoyance or danger to anyone.

22.2 You must ensure that you have adequate floor coverings to stop or reasonably minimise noise being transmitted to adjacent properties. You must ensure that only curtains or proper window dressings are used at windows. You must not cover the walls in fabric or other materials so as to significantly impede the exposure of the walls to air.

22.3 You must not do anything which is, or which is intended to, or which is likely to be a nuisance or danger to other people, or which causes damage to our property or the property of our tenants and lessees, their families, lodgers or visitors. For example, you must not:

(i) play any music or use a radio, television or other equipment in a way which is intended or is likely to annoy any other person;

(ii) allow your dog, or a dog brought into your Property by someone living with you or visiting your Property, to bark in a way which is likely to annoy any other person or to foul the Communal Areas or the Locality;

(iii) put up any sign, notice or advert (except a temporary notice of reasonable size about elections or community events) without our written permission;

(iv) block any Communal Area, either by standing or sitting there or by leaving gas cylinders and other hazardous items, rubbish, prams, bicycles or other objects there;
(v) damage any part of the Property or the Communal Areas;
(vi) throw rubbish or anything from a window or balcony, or anywhere in the estate or Locality;
(vii) feed pigeons or other pests;
(viii) unreasonably rev engines or use noisy machinery or tools;
(ix) damage, deface or write graffiti in the Communal Areas or Locality;
(x) remove wheel clamps fitted by us or our contractors;
(xi) interfere with security and safety equipment;
(xii) tamper with gas or electric supplies or with the meters;
(xiii) park illegally or contrary to any directions or notice issued by us, or in any way that may hinder the collection of refuse or emergency vehicles or without reasonable consideration for other road-users;
(xiv) undertake any activity which produces poisonous fumes;
(xv) leave oil or car parts on estates, or in garages or parking areas;
(xvi) leave hypodermic needles or syringes in the Locality, or dispose of them anywhere except in a designated "sharps" bin.

22.4 You must not be violent, abusive or threatening towards any other person in the Property or the Locality or allow members of your household or invited visitors to do so.

22.5 You must not be violent, abusive or threatening towards any officers, representatives or contractors or allow members of your household or invited visitors to do this.

22.6 You must not be violent, abusive or threatening towards or discriminate against anyone who also has a right to be in the Property or Locality, because of their race, sex, sexuality, age, religious belief or disability. And you must not allow members of your household or invited visitors to do this.

22.7 You must comply with any regulations which we impose from time to time concerning parking of vehicles and any other matters relating to the Property or estate.

22.8 You must not keep any firearm, shotgun, or air-powered weapon (for example, an air rifle) in the Property without appropriate firearms or shotgun certification required by any legislation and (whether any certification is required) not without the Landlord’s written permission. If you are permitted to keep such an item, you must ensure that it is secure and you must comply with any legal requirements or any conditions of our permission at all times.

22.9 You must not discharge any firearm, shotgun, rifle, air weapon in the Property or in the Locality.

23 **Risk of fire, flood and other damage**

23.1 You must not do anything which increases the risk of fire, flood or damage to your Property, or that might affect our insurance against these risks or make us responsible for damage or annoyance.

23.2 You must not keep flammable material, liquids or gases in the Property (other than may be reasonably required for domestic use) or do anything (including holding a barbeque), which might
cause a fire, flood or other damage to the Property.

23.3 You are not allowed to use a barbeque or patio heater on or directly underneath balconies. You may have a barbeque in your garden provided it is safe to do so and does not cause a nuisance to your neighbours.

23.4 If you live in a flat or maisonette you are not allowed to keep or use liquid petroleum gas other than that in disposable containers such as aerosols which comply with the current British Standard for disposable cylinders and which have a maximum capacity of 1 litre. The number of such cylinders must be limited to that reasonable for domestic use.

23.5 You must not store dangerous or hazardous substances in the Communal Areas or the Locality.

24 Parking and vehicles repairs

24.1 You must not park any vehicles on our land unless they are roadworthy, taxed and insured, unless you can provide a valid acknowledgment of a Statutory Off Road Notice (SORN) issued by the DVLA for the period. A copy of the SORN must be visible on the vehicle and vehicles with a SORN must not be parked on our land for more than six months. After six months a vehicle with a SORN will be considered to be abandoned.

24.2 You must not abandon any vehicle on our land. Any abandoned vehicles may be removed and disposed of.

24.3 You must not park anywhere on our land except in areas signposted for parking and which is made available for you to use. We may require you to pay to park on our land. If there is a local parking regulation in force, you must keep to the rules of that scheme.

24.4 If we discover a vehicle parked in an area which is not signposted for parking, or parked other than in accordance with any local parking regulation or without the appropriate fee having been paid we may have it wheel clamped or towed away. You will have to pay a fine to get your vehicle back, if it has not by then been destroyed or disposed of.

24.5 You must get our written permission to park a caravan, boat, or trailer on our land or on any part of your garden or yard.

24.6 You must also get our permission to park a commercial vehicle on our land, or on any part of your garden or yard, if it is more than 16 feet (4.8 metres) long, or more than 6 foot (1.83 metres) wide, or more than 6 foot 6 inches (2 metres) high.

24.7 You must not carry out major repairs including engine changes, body part replacements and paint spraying, to any vehicle at the Property or on our land. You may carry out routine maintenance such as the changing of tyres, plugs or oil, providing that this does not cause a hazard or nuisance or annoyance. In particular when changing oil you must not allow it to foul roadways or paths. You must not pour oil, petrol or any other chemical substance down drains or gullies or place it in domestic bins. You will be responsible for cost of remedying any damage caused to the Property or Communal Areas as a result of vehicle repairs and maintenance that you have carried out.
SECTION C: ENDING YOUR TENANCY

25 Your Right to end your Tenancy

25.1 If you want to end your Tenancy, unless we agree something else in writing you must give us at least four weeks written notice and this must be delivered to your local housing office. The period of written notice that you give must end on a Monday.

25.2 Notice given by one joint tenant will end the Tenancy for all joint tenants. If you are a joint tenant we strongly recommend that you tell all the other joint tenant(s) if you are serving a notice.

26 Our power to end your tenancy (Assured Tenancies Only)

26.1 As an Assured Tenant you have the right to stay in your Property. We cannot evict you from the Property unless the court grants us an order for possession which will require you to leave your home on a specific date.

26.2 Before we start court proceedings we must serve on you a 'Notice of Intention to Seek Possession'. The notice will tell you why we want to end your tenancy and when we will be entitled to start court proceedings. We may only ask the court to end your Tenancy for one (or more) of the grounds set out in schedule 2 of the Housing Act 1988. A detailed summary of grounds is set out in the Tenant's Handbook. They include:

(1) You have not paid the rent for a specified period of time;
(2) You have broken any of the other tenancy conditions;
(3) [Your partner has left home because of your violence or threats of violence against them, or against a member of their family residing with them, and they are unlikely to return;]

[Note: Whether this Ground applies will depend on the identity of the landlord.]

(4) You, a member of your household or a visitor to your home has caused a nuisance, or annoyed any one;
(5) You or a member of your household or visitor to your home has been convicted of using your home, or allowing it to be used, for illegal purposes, or has committed an arrestable offence in or near your home;
(6) The condition of the Property, or any of the Communal Areas, has worsened because of any actions, neglect or fault of you or anyone living with you;
(7) You or anyone acting together with you or for you has lied to help you get a tenancy;
(8) Your Property is to be demolished or reconstructed;
(9) "Suitable Alternative Accommodation" is available to you to move into.

26.3 In some cases we are required to offer you ‘Suitable Alternative Accommodation’ before we obtain a court order. The Tenant's Handbook Explains what this means.

27 Our power to end your tenancy (Demoted Tenancies)

27.1 If, during a [Demoted Period], you break any of the tenancy conditions, or if we have some other good reason, we may take action to end your Tenancy. We must serve a notice upon you setting out the reasons that we intend to terminate your Tenancy called a ‘Notice of Proceedings for
Possession'.

27.2 The Notice of Proceedings for Possession which we send to you must explain why we want to evict you, your right to request a review of our decision within 14 days of the notice being served upon you, and where you can get legal help and advice about it.

27.3 Details of the review procedure are set out in the Tenancy Handbook. If you do not seek a review or the decision to terminate your Tenancy is upheld by the reviewing officer, we can then seek an order from the court and the court must make an order ending the Tenancy.

28 **Our power to end your tenancy (non-assured tenancies)**

28.1 If the tenancy has ceased to be an Assured Tenancy (for example because the Property is no longer your only or principal home or because you have sublet it) we can bring the tenancy to an end by giving at least 4 weeks’ written notice ending on a Monday.

28.2 Your obligations in this agreement continue to apply until your Assured Tenancy is brought to an end even if you leave the Property. The following rights (which apply to some kinds of tenancy) shall not apply to tenancies that are no longer Assured Tenancies:

(1) The right to sublet part of your Property with permission, or to take in a lodger;

(2) The right to assign your Tenancy;

(3) The right to exchange your Property;

(4) Although our obligations to repair your Property continue, the Right to Repair Scheme (which permits tenants in some circumstances to nominate another contractor) do not apply.

29 **Your responsibility when your Tenancy ends**

29.1 You will continue to be charged rent until you or we validly end your Tenancy. At the end of the Tenancy you will continue to be liable for any arrears that have not been cleared.

29.2 When your Tenancy ends you must give us back possession of your Property by leaving it vacant and returning the keys to your housing office.

29.3 When you leave your Property you must clear out all your belongings and any rubbish and leave the Property and its fixtures and fittings in as good a state as they were at the beginning of your Tenancy (allowing for fair wear and tear and any failure by us to do repairs).

29.4 We will inspect the Property at the end of your Tenancy. We will charge you for any repairs, cleaning, rubbish removal which we consider are your responsibility and for any damage caused before you have left the Property vacant and returned the keys to us. We may also charge you a sum equivalent to the lost rent while we carry out repairs if the condition of the Property prevents us from re-letting it because you did not carry out your responsibilities before returning the Property to us.

29.5 If you do not return all your keys when you leave the Property we will charge you the cost of replacing any locks, and the rent for the period until we have changed the locks.

29.6 If you are transferring to another one of our properties and fail to pay all outstanding charges we
may withdraw your offer of a transfer to an alternative home.

30  *Use and Occupation Charges* and other sums owed to us

30.1 If you enter or remain in a property after a tenancy has ended, or before a tenancy has been granted to you, we are entitled to damages for your ‘use and occupation’ of the property. We may send you statements which show the damages that we are demanding for your ‘use and occupation’, which are sometimes known as ‘Use and Occupation Charges’. These are not the same as rent.

30.2 We will use any sums that you pay to us in the following order (unless we agree otherwise in writing):

1. Any Rent or Other Charges shown on your rent account, starting with the oldest first; then
2. Any Use and Occupation Charges to which we are entitled, starting with the oldest first; then
3. any other amount that you owe us, for example the cost of any repairs, decorating, or cleaning which were your responsibility but which you did not carry out before returning the Property to us.

31  After your Tenancy has ended.

31.1 However, if your Tenancy is brought to an end, and even if we agree to let you remain in the Property after it has ended, you will no longer be a tenant from that point.

31.2 If your Tenancy has been ended by a court order (either on a specified date or because you have failed to comply with a condition of a suspended or postponed order) you may, in certain circumstances, be able to apply to court to revive your tenancy.

32  New Tenancies

32.1 We will not grant a tenancy to any person (whether or not they have previously been a tenant) except by entering into a written, signed Tenancy Agreement with that person(s). No other action by us is intended to grant you or any other person(s) a new tenancy.

32.2 Before a Tenancy Agreement has been entered into and a tenancy has started, or after your Tenancy has come to an end:

1. If we refer to you in any document as a ‘tenant’ this does not mean that we are granting you (or anyone else) a new tenancy or licence.
2. If we refer to any obligation on you to pay ‘rent’, we are referring to your obligation to compensate us for your ‘use and occupation’ of the property. We will seek to recover from you an amount equivalent to the rent set by the Landlord for that property for this time;
3. If we send you a notice which refers to an alteration of the ‘rent’ (and/or Occupation Charges which make up part of the ‘rent’) you should treat this as notice of the amount that we will demand from you as Use and Occupation Charges whilst you continue to remain in that property, and as notice of the amount of rent which will be charged in the future if we ever grant you a new tenancy, or in relation to your old tenancy of that
property if it is ever revived.

(4) If we serve on you a notice referring to the alteration of our tenancy conditions, you should treat this as a notice of the tenancy conditions which would apply to a tenancy in the future if we ever grant you a new tenancy, or to your old tenancy if it is ever revived.
SECTION D: CHECKLIST OF DOS AND DON'TS

This is not a complete list of what you should and should not do. However, you must sign to commit yourself to this checklist. It forms part of your conditions of tenancy. If you do not sign it we will withdraw your offer of accommodation.

I agree to do the following:

TO PAY all my rent on time in advance.

NOT to harass, or let my family or friends harass anyone.

NOT to commit or permit any criminal act at or near the Property.

NOT to damage the Property and to return it to the Landlord in a good state when I leave.

Where I have a garden, TO KEEP it tidy.

TO DISPOSE of my rubbish in the appropriate bins provided.

TO BE RESPONSIBLE for the good behaviour of my family, friends and visitors in my home, on the estate and local areas.

TO ENSURE that any pets the Landlord has given me permission to have are kept in order and do not make a mess, bark or any other way cause a nuisance, or damage my home or other homes in the vicinity or any part of the estate I live on.

TO ABIDE BY the parking scheme on my estate and ensure that any vehicle used by me or my household is taxed and insured, unless I produce a valid DVLA acknowledgement of a Statutory Off Road Notice (SORN), for the period which will not exceed 6 months.

I understand and agree to the conditions listed above and that if I break this agreement the Landlord has the right to take action to evict me from my home.

Signed:

Print name:
Address:
Date:
Witnessed by:
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Lambeth Borough Council

DRAFT DECANT POLICY

Draft June 2015

Nanton, Angela
6/11/2015
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1. INTRODUCTION

This Policy covers situations where residents of Lambeth Borough Council will permanently lose their existing home, being their primary place of residence, due to the demolition or redevelopment of that dwelling. This is whether the action is due to planned work or to an emergency situation.

The Council recognises the huge impact that moving home can have on people’s lives, especially where the move is not through choice. The Policy therefore aims to provide a thorough understanding of the decant process; what levels of compensation might be offered, and the practical help that the Council can provide to any residents that might be affected.

The Council will deal with rehousing priorities using, for guidance, the criteria set out in the current Allocations Policy and in this Policy. The Council will try to meet a household’s needs and wishes on their rehousing as best it can. Where possible, tenants will be given the choice to move back to the area they left, if there are suitable housing options available.

It is recognised that this Policy may affect the Council’s performance on voids (empty properties). Whilst every effort will be made to limit this, it is recognised that the needs of people losing their home takes precedence and certain properties may be held empty for longer than would otherwise be the case. Officers will need to work with Lambeth Housing Management to manage this process.

2. CONSULTATION AND INFORMATION

Tenant and resident consultation and involvement will fulfil any legislative requirements. In a non-emergency situation, this consultation will be completed before it is necessary for anyone to move. Consultation that forms part of the planning process does not form part of this Policy. For information on this please contact the Council’s planning officers (insert hyperlink). Major decant projects (i.e. those involving more than four properties) will involve Local Borough Councillors who will be sent copies of letters consulting residents, and will be invited to any formal consultation meetings with residents. The outcome of the consultation will be reported back to the tenants and residents in an appropriate format, and without identifying comments made by individual respondents. Councillors will be advised through the Council’s usual democratic processes.
2.1 Council tenants

The Council will have an informal consultation with tenants and residents first, giving general information and to gauge general opinion. This consultation period will be for a minimum of 28 days unless exceptional circumstances have arisen.

For Council tenants Part 5, section 105 of the Housing Act 1985 (as amended) covers “consultation on matters of housing management”. This includes the redevelopment of Council housing stock.

This legislation requires a reasonable amount of time to consult with all Council tenants. The Council will also do this with residents who are not Council tenants. The formal s.105 consultation period will be in accordance with current legislation, and will be for a minimum of 28 days. These time periods are in addition to any formal periods of notice, which have to be given. During this consultation period, tenants will be informed of the Council’s proposals for the scheme, including the phasing of work to minimise disruption, and will be able to make their views known to the Council within this specified period. These representations shall be considered before the Council makes its final decision on this matter.

If possession proceedings are being brought under ground 10A of the Housing Act 1985 (as amended), i.e. “The dwelling-house is in an area which is the subject of a redevelopment scheme approved by the Secretary of State”. The Council will consult with tenants as a pre-condition of obtaining approval of the scheme concerned. As part of this process a written notice of the scheme will be served on every affected tenant under Schedule 2, Part 5 of the Housing Act 1985 (as amended). Tenants have a minimum of 28 days to respond to the consultation. The Council must consider any representations before applying to the Secretary of State for approval of the scheme, and the Secretary of State must also consider the representations before making a decision.

Once a decision to proceed has been made, consideration will be given to the processes used to gain possession of the properties concerned. The first option will be to come to a voluntary agreement with the tenants concerned. If voluntary agreement does not prove possible, then the Council has two options: the compulsory purchase of the tenant’s interests in the property (this is likely to be the option taken on most regeneration schemes) or the gaining of possession orders in the County Court (under the Housing Act 1985, as amended).
2.2 Owners, leaseholders, and private tenants of residential properties

In general, consultation with homeowners will happen alongside that carried out with council tenants, even though the Council may have no statutory obligation to consult with these groups outside of planning or the compulsory purchase processes.

2.3 Providing information

Any provision of information to tenants and residents will be done in line with legislative requirements. Any information provided to people living in the same block, scheme or street will be provided simultaneously, or almost so. In general, it is expected that an open meeting(s) for all residents, with carers, family members, or advocates as necessary, will be held. Information will also be provided in writing and, as required, in other accessible formats. Carers, family members or advocates can receive a copy of any correspondence, and information provided, with the formal consent of the resident concerned. Regarding major decant projects involving more than four properties Local Borough Councillors will be sent copies of letters and information about the scheme and will be invited to any formal residents meetings.

Once a regeneration/redevelopment scheme has been approved, it is expected that each scheme will have a designated decant officer who will support and advise tenants and residents throughout the decant process.

3. LEGAL CONTEXT

3.1 Notice period

Households will be given as long a period of notice as possible. This period of notice will also be at least in line with legal requirements. For those with whom an agreement can be reached, the period of notice can be agreed between the Council and the tenant or property owner. It will then be included in the documents used for this agreement. With Council tenants, where a voluntary agreement cannot be reached, the Council will decide either to pursue a compulsory purchase order or a possession order. Compulsory purchase is likely to be the option taken on most Regeneration Schemes. For owners of property and private tenants, unless a voluntary agreement has been reached with them, the Council will pursue a compulsory purchase order. If the Council needs to apply for a Possession Order for a Council tenant, then it is the court that will decide when the tenant will need to leave the property. Current legislation governing this is the Housing Act 1985 (as amended) - grounds 10 or 10A of Schedule 2.

If the Council decides to pursue compulsory purchase then it will comply with current legislation covering the use of Compulsory Purchase Orders under the Town and Country Planning Act 1990 or the Housing Act 1985 (as amended by the Planning
and Compulsory Purchase Act 2004). This legislation governs the length of notice to be given.

3.2 Action and sanctions that will apply if a voluntary agreement is not reached, or if a household refuses to move

It will be made clear to tenants and residents that the Council requires vacant possession of their home or, in the case of private landlords, their property. The first option for the Council will be a voluntary agreement, if this is not possible, the Council will take appropriate legal action to gain possession of the properties concerned.

3.3 The “Right to Buy” of any affected council housing stock

The Council has the right to halt the right to buy in certain circumstances. The Council will do this in accordance with current legislation, which allows for the following:

3.4 Initial demolition notice

Under current legislation, i.e. the Housing Act 2004, sections 182 and 183, the “right to buy” of any affected Council housing stock will be suspended from the date an initial demolition notice is served on the Council tenant(s) concerned. It will stay suspended for as long as this notice remains in force. The suspension of any right to buy claim means, in law, that the Council cannot be required to complete the transaction.

Before this notice is served the Council will have decided exactly what properties are to be included in the scheme concerned. This notice is served where it is intended to demolish the property concerned within 5 years. It will include the reasons, and the timescales, for the demolition.

3.5 Final demolition notice

The serving of a final demolition notice, under current legislation, extinguishes the “right to buy” for these properties completely. Any prospective “right to buy” purchases which are underway, but have not completed, will not proceed. No new right to buy application on these properties will be accepted. In order to serve it the Council must have agreed to, or be entitled to, acquire all the affected properties. In effect this means the notice can only be served once plans for the scheme are well advanced. This notice is only served where demolition is expected within 2 years.

3.6 Right to buy expenses

The tenant may have a right to compensation for certain expenses already incurred in the right to buy process. The Council will pay these expenses where required to by current legislation (currently the Housing Act 2004). This compensation includes
relevant legal fees, surveyors fees, and other disbursements which have already been paid. These will be paid back to the tenant (to be confirmed).

4. WHO WILL BE REHOUSED UNDER THIS POLICY

This Policy specifically relates to those who have to leave their home because it is being regenerated, and who the Council has agreed to rehouse. Other housing applicants are dealt with solely under the Council’s Allocations Policy. Everyone to be housed under this policy must provide adequate information for officers to decide what their housing needs and requirements are. Tenants will need to complete a housing application form. A household’s housing needs and requirements will be determined by officers with reference to the Council’s Allocations Policy and this Policy.

Everyone due to be housed under this policy must be registered on Lambeth Home Connection, the Council’s Choice Based Lettings scheme.

This policy does not include unauthorised occupants or squatters, who are dealt with under separate Council policies.

4.1 Existing Council tenants

The Council will rehouse any Council tenant who will be displaced by a regeneration scheme, with one exception. This guarantee does not apply to anyone who has been awarded an outright possession order, by a court, for a breach of their tenancy conditions. Any such household will not be rehoused under this policy.

4.2 Owners of residential property who live elsewhere

Owners, who live elsewhere, for example because they rent out the affected property, will receive financial compensation in accordance with current legislation. As they do not live in the affected property as their only or principal home, they will not be offered alternative accommodation under this Policy. Any concerns about whether or not an owner is living at a property as their only or principal home will be verified by relevant enquiries.

4.3 Applying for housing

Everyone due to be rehoused under this Policy must provide adequate information for officers to decide what their housing needs and requirements are by completing a housing transfer form. The housing needs and requirements of those to be rehoused under this Policy will be determined by officers using for guidance the criteria set out in the Council’s Allocations Policy and in this Policy. It is expected that these applications will be processed as a matter of urgency, and the applicants promptly
advised of the outcome. Everyone to be housed under this Policy must be registered on the Council’s housing transfer register.

If there is any question over a tenancy the details will be verified.

**4.4 When will the Council start to rehouse affected households**

The Council will make every endeavour to rehouse tenants and residents within as short a time-span as possible.

A decant timetable, or decant plan, will be set on an individual scheme basis so that all affected households, and all other involved parties, are aware of the deadlines. Whilst the Council will do what it can to rehouse people quickly, it will also be in the interests of tenants and residents to consider properties and areas that give a realistic chance of rehousing within the timescales allowed.

Properties in the process of, or awaiting, redevelopment, with households still living on the affected site, will be provided with appropriate security measures to keep tenants, residents, and the property itself as safe and secure as is reasonably possible. *(further discussion required)*

**4.5 The level of housing priority to be given**

All tenants and residents accepted under this policy will be placed in the highest Band A in accordance with the Allocations Policy. Each application under this policy is to be approved by the Housing Options and Advice Manager. Priority is awarded to enable a move to take place in a planned way, but as quickly as possible, to facilitate the forthcoming regeneration work. In some circumstances, a direct offer of accommodation will be made.

**4.6 Property size and eligibility**

People who are permanent members of affected households, including tenants will be given priority in accordance with the Allocations Policy. This means that they will be well placed to make a successful bid for a property. However, households will only be taken into account for rehousing purposes, including assessing the size and type of property the household is eligible for, if they occupied the premises as their only or principal home at the time of the public notification of the Council’s decision to take forward the regeneration scheme through the making of a compulsory purchase order and/or the submission of a planning application for the masterplan for a regeneration scheme, and they are still there at the time of rehousing.

Households being rehoused under this Policy will only be able to bid for a property of the size and type they are eligible for under the Allocations Policy. This may not necessarily be of the same size and type they are currently living in.
4.7 Area choice and location

People accepted for rehousing under this Policy will be able to bid for another property using Lambeth Home Connection. However, in some circumstances a direct offer of accommodation will be made. In this case households will be given as much choice of area and location as possible. Under current legislation, if the Council has to apply for possession of the property under Grounds 10 or 10A of the Housing Act 1985 (as amended), the Council will need to satisfy the court that there is a reasonable property (“suitable alternative accommodation”) for the household to move to before the possession order takes effect.

In order that households may make an informed decision on whether to return to the site, they will be given the following information as far in advance as possible:

- What type and size of property they could expect to be offered
- Whether this property will be owned by the Council or a Special Purpose Vehicle
- Assured lifetime tenancy for your new home
- What the layout and appearance of the site will be
- What, if any, extra compensation, disturbance allowance or assistance with the move will they get if they move home twice, in order to return to the original site after being decanted.

4.8 Applicants who want to return to the original site

There is no statutory right to return to a site that has been redeveloped, but the Council will offer this as a priority option to the original tenants whenever it is reasonably possible to do so.

4.9 Extra time allowed to move

For disabled tenants, or disabled members of a tenant’s household, where the new property does not need any adaptations work to enable the tenant to move in, then three weeks is considered to be a suitable time period to allow for moving in, before rent becomes due. The Council will need to approve any time in addition to those three weeks.

If adaptations are needed to the new property before the tenant can move in, and this work will take longer than three weeks, the tenant is expected to move in as soon as those particular adaptations are finished, due to the extra time they have had to prepare for the move while waiting for the adaptations to be done.

In each case, the tenant will need to sign an undertaking to the Council agreeing to accept the property once the adaptations have been carried out.
4.10 Adaptation and needs assessments

Needs assessments will be done at the earliest possible stage for all affected tenants and residents to establish whether households will need adaptations to be made to their new home. The decision on what adaptations, if any, are needed is the responsibility of the Council, in consultation with a designated occupational therapist.

4.11 Types of tenancies

Households being rehoused will be advised of the type of tenancy they will be granted, if they are to be rehoused into a Council or Special Purpose Vehicle property, and what this means for them in practice. Tenancies will be granted in accordance with current legislation and the Council’s current Tenancy Policy. An existing secure or introductory tenant moving to another Council tenancy will be given another secure or introductory tenancy or Assured Lifetime Tenancy. If the tenant moves to a housing association property they will be given the equivalent assured tenancy or any other tenancy that the Housing Association has in existence.

An existing introductory Council tenant, moving to another Council tenancy will be granted another introductory tenancy for the remainder of their probationary period. If they move to a housing association property they may be granted an assured shorthold tenancy in accordance with the policy of that landlord. In this situation, provided there are no tenancy issues, it will convert to an assured or flexible tenancy at the end of the probationary period.

An existing demoted Council tenant will, if they transfer to another Council property, no longer be a demoted tenant. They will be granted an introductory tenancy of their new home and upon expiry of the demotion order they will be given a secure tenancy. The review date for this introductory tenancy will be set at the 12 month anniversary of the start of the new tenancy. If moving to a housing association, they may initially be given a shorthold assured tenancy in accordance with the policy of that landlord.

When rehousing demoted Council tenants to a housing association property, the housing association will be advised that they were demoted as a sanction in response to their antisocial behaviour, and what that behaviour was. If they move into a housing association property, they may be granted a shorthold assured tenancy for a probationary period in accordance with the policy of that landlord. In this situation, provided there are no tenancy issues, it will convert to an assured or flexible tenancy at the end of their probationary period.

4.12 Re-housing in phased developments

The Council is committed to enabling tenants to remain living in their neighbourhood.

The option to return will be offered to secure tenants who are unable to move directly into a newly built home in the Regeneration/Development area and as a result have
chosen to wait until a suitable unit is available, being temporarily housed in the meantime.

Where a suitable newly built unit is available, regardless of whether it is in another block or phase of the estate development, this will be offered to the decanting tenant in place of temporary re-housing and the option to return.

Where two decants with similar needs and the same points have indicated their preference for the same unit in the estate development the length of residency at their original home will be used to determine the priority between them, with the person with the longest residency being offered for the property.

Should a household fail to accept the offer of accommodation on the new development, they will automatically be considered a permanent decant without the option to return. They will be prioritised and approved to bid through the Choice Based Lettings Scheme for an alternative permanent property. They will remain registered on the waiting list prioritised for a move to an alternative permanent home (through bidding under the Choice Based Lettings system) for a period of 1 month. Upon which time the case will be reassessed and either the bidding period will be extended at the discretion of the Housing Panel? or the tenant will be placed on the direct offer list for a maximum of two direct offers of suitable alternative permanent accommodation. They will have no option to return to the renewal area. Further detail to be added

5. FINDING A NEW HOME FOR TENANTS

There are five main re-housing options to help you find a new home. Please see below:

Option 1 Move to a brand new council home on your estate.

Option 2 Move to a refurbished home on your estate (if available).

Option 3 Move to a council or housing association home off the estate, but still within the London Borough of Lambeth.

Option 4 Move to sheltered housing within the London Borough of Lambeth, if eligible.

Option 5 Buy a property elsewhere within the borough, or outside Lambeth through low cost home ownership schemes (eg: shared ownership).

Option 1 Move to a brand new council home on your estate

This is a move to a new build home on your estate.
The new home will meet your housing need.

- A phasing programme for the development will be prepared and you will be informed as to which phase your new home will be in.

**Option 2**  **Move to a refurbished home on your estate (if available).**

This is a move to a refurbished home on your estate.

- The new home will meet your housing need.
- A phasing programme for the refurbishment will be prepared and you will be informed as to which phase your new home will be in.

**Option 3**  **Move to a council or housing association home off the estate, but still within the London Borough of Lambeth.**

The Decant Officer will help you join Lambeth’s Housing Transfer Register. Once registered, you can start bidding for available properties anywhere in the Borough via Home Connections – Lambeth’s Choice Based Lettings System.

- Because your home would be demolished, you will be given Band A priority, which means you will have very high priority bidding for available properties.
- You will be able to bid for properties that meet your housing need and which are in line with the Housing Allocation Scheme 2013.
- Properties are advertised weekly on the Home Connections website - www.homeconnections.org.uk
- You will be able to bid for both Council and housing association properties.

**Option 4**  **Move to sheltered housing within the London Borough of Lambeth, if eligible.**

Sheltered housing is for residents who are 60 years and over, or who are 55 and over with medical needs. Sheltered housing is a self-contained home where you can live completely independently but have access to help and support to remain independent.

- You will be entitled to apply for sheltered and extra care housing that meets your housing need.
- You will be able to apply for both council and housing association sheltered housing.

**Option 5**  **Buy a property elsewhere within the borough, or outside Lambeth through low cost home ownership schemes (eg: shared ownership).**
6. LOCAL LETTING PLAN

The Council’s Housing Allocations Scheme provides the necessary scope to let Council properties via a Local Lettings Scheme.

On regeneration/redevelopment schemes, the priority for newly built units will be the re-housing of decant tenants who have been temporarily re-housed. The second priority will be to re-house households who live in units due to be demolished in later phases. Any remaining units will be used to house other priority households in the local area.

Detailed local lettings plans will be formulated in collaboration with residents on the estate where regeneration/redevelopment is taking place.

7. EMPTY PROPERTIES ON REGENERATION/DEVELOPMENT SITES

A date will be agreed for each site, from which time empty flats on that site will not be let or utilised, other than in accordance with the below.

Following the decanting of secure tenants, the Council will consider placing households into units on the regeneration/redevelopment site on a temporary non-secure basis, until site is ready to be handed over to the developer so works can begin.

Any temporary lettings into the empty units will be decided on a scheme by scheme basis and will be used on the understanding that vacant possession can be obtained when the site is due to be handed over to the developer.

Units vacated before the handover date for regeneration will remain the responsibility of the Council who will ensure appropriate security measures will be applied to empty properties and the site as a whole.

8. FINANCIAL MATTERS FOR TENANTS AND HOMEOWNERS

8.1 Home owners property purchase payment

The first option for the Council will be to try to come to a voluntary agreement on the valuation and purchase of the property concerned. If it is not possible to come to a voluntary agreement, the Council will use the mechanisms provided by current legislation dealing with compulsory purchase.
The amount paid for the purchase of the property concerned, will not affect the amount of home loss (maximum of £49,000) or disturbance payments paid to affected owner occupiers.

8.2 Home loss compensation

Home loss compensation is a sum paid to a tenant or owner occupier to reflect and recognise the distress and discomfort of having to move out of their home. As such, this is paid in addition to disturbance payments. Home loss compensation is paid only once. Home loss compensation will be paid according to the relevant legislation. Currently, this is the Land Compensation Act 1973 and the Planning Compensation Act 1991. The processing of claims will also be dealt with in accordance with the Council’s financial regulations. Where the Council requires a tenant or owner occupier to move home to enable the regeneration of Council property, it will in most cases pay home loss compensation. Unauthorised occupants and squatters will not be paid home loss compensation. Deduction for monies owing to the council will be deducted from any home loss payment due.

Consideration will be given to paying home loss compensation in advance in order to help the owner concerned to remain in home ownership. Advice and information will be given to owners about the low cost home ownership options available to them. They will be given individual (non-financial) support and assistance to pursue these options.

8.3 Claiming home loss compensation

A home loss payment must be claimed in writing or, for disabled people, in an equivalent format. It is a legal requirement that households be given advice and assistance to make such an application. The amount paid is laid down in law. A home loss payment will be paid within three months of application, provided the household has moved from the original property.

If there is a dispute that cannot be settled by an appeal to the Council’s property valuers, regarding entitlement to home loss compensation, the case will be heard in the County Court.

8.4 Financial matters for Tenants

Currently, home loss compensation is paid as a lump sum. For a tenant it is £4,900 (as of 1st October 2014). It will be paid only once, and will be paid to the statutory tenant. Only one payment is made to joint tenants.

A tenant will qualify for home loss compensation if:

- They have occupied that accommodation as their only or main residence for a minimum period of one year

and
They have to move out of the property permanently, either because of improvement or development works that we will be carrying out, or because their home is being demolished

or

They have to move out temporarily to allow for the extensive re-modelling or re-designing of their home, and they will return to a dwelling that is wholly different in character to their original one. This means to a dwelling that has lost its original identity. For example, a tenant who moved out of a three bedroom dwelling and returned to one that had been re-modelled into a one bedroom dwelling.

Home loss compensation is subject to the tenant giving up their tenancy of the property to be regenerated. As such it will only be payable once the tenant has handed back the keys to their property to the Council, unless there are exceptional circumstances. Before any home loss compensation is paid to a tenant, the Council will deduct any housing debts owed to the Council. The Council will not deduct any housing debts from any disturbance payments.

A housing debt is one, which arises from the “tenant/landlord” relationship. Rent arrears, heating charge arrears, service charge arrears, supporting people sheltered charge, and unpaid maintenance recovery charges are housing debts. Council Tax debts are not housing debts, and so will not be deducted from this payment.

A tenant will not qualify for any home loss compensation payment if:

- They are living in the affected property on a temporary tenancy through homelessness, and have been living there as their only or main residence for less than a year.
- They moved in after the decision to carry out the regeneration work was formally made by the Council, and they were advised in writing of this decision.

Tenants who have not lived in the affected property long enough to qualify in law for home loss compensation, will receive disturbance allowance. If a tenant is due to move out temporarily, and then return to the original site, the home loss compensation payment will only be paid once, in accordance with legislation. The tenant will be advised of this before they make the decision to return to the original site. Where the Council is regenerating its housing stock, and the tenant chooses to leave the property but does not have to, home loss compensation will not be paid.

8.5 Owner occupiers of affected properties:

Home loss compensation is paid as a lump sum. The amount payable to the owner of a freehold, or of a lease with at least three years unexpired, is 10% of the market value of their interest in the property. The maximum amount payable is £49,000 (as
of October 2014). This payment is paid to the owner, and only one payment is made to joint owners. It is paid once only. Owners who do not live in the affected property they own, for example if they rent it to tenants, will not receive home loss compensation. The sale (“disposal”) SEE PAGE 12 of a property by the owner in accordance with, or in advance of, a Compulsory Purchase Order (CPO), will be classed as an “exempt disposal”, and the Right to Buy discount will not be due to be repaid; in accordance with sub-sections 155, 160, and 161 of the Housing Act 1985.

8.6 Disturbance payments

This is what is paid to a tenant or owner occupier for the reasonable financial costs incurred, and any losses sustained, in connection with having to move home. This is paid in addition to home loss compensation. Where the Council requires a tenant or owner occupier to move home to enable the redevelopment of Council property, it will in most cases pay for the disturbance. Disturbance payments will be paid in accordance with current legislation. Currently, this is under the Land Compensation Act 1973. Unauthorised occupants and squatters will not be paid any disturbance payments.

Under Part 3 section 37 a ‘Disturbance Payment’ must also be made to tenants and leaseholders, which should be equal to expenses ‘needed to remove from the land.’ If anyone in the household has disabled facilities then the disturbance payment should also cover costs of providing/refitting disabled facilities in the new property.

Disturbance payments are individual payments made for each eligible item.

In exceptional circumstances, for example a household with exceptional needs arising from a physical, sensory, or mental impairment, consideration will be given to paying for other exceptional items on an individual basis. In effect paying for disturbance covers the reasonable costs relating to household items that have to be moved out of, or disconnected from, the old property and moved into, or refitted or reconnected in, the next one. These items must belong to the household concerned.

Below are the items that the Council will usually cover under a Disturbance payment.

- Removal cost
- Supply and fitting of flooring (from a selection)
- Removal and re-fitting of fixtures and fittings, for example, grab rails
- Disconnection and reconnection of tenants own cooker, washing machine, dishwasher etc (where essential and possible)
- Decorating rooms which need it, tenants will be consulted on paint colour choices (from a selection)
- Ensure the garden area is safe for children to play in (for example - free of hazardous building material)
- Assistance for vulnerable tenants with notifying utilities/council tax/service providers of change of address
- Provision of a shower in a decant property (where a physical disability or frailty necessitates)
- Assistance for vulnerable tenants with packing and unpacking of personal effects
- Redirection of mail
- Reconnection of landline telephone

The list is not exhaustive, and households may claim repayment of other reasonable costs associated with their move. Disturbance payments will only be made after a valid receipt, showing VAT where this is applicable, is received for each item claimed for.

The Council is entitled to refuse to pay all costs where it is felt that some of the claim is unreasonable. If there is a dispute over whether the Council will pay for an item or an amount claimed for, and if agreement on this cannot be reached, then either the person concerned or the Council can apply to the Lands Tribunal for a decision on this.

8.7 Housing and Council Tax Benefit Claimants

National housing benefit regulations state that disturbance payments are not counted as capital or income for housing and Council tax benefit purposes. The following sections detail how the payment of a disturbance allowance or disturbance payments applies specifically to each tenure group.

8.8 Tenants of Lambeth Borough Council

Disturbance payments will be paid only once. Any housing debts owed to the Council by a tenant will not be deducted from their disturbance payments, the Council will however look to deducting these debts from their home loss compensation.

8.9 Owner occupiers of affected properties

Owner occupiers will receive disturbance payments in line with the offer outlined in the Regeneration of Your Estate Home.

9. PRACTICAL HELP FOR TENANTS

9.1 Practical help for Council tenants to move home

This help is in addition to the financial help of the home loss compensation and the disturbance payments.
Tenants will be supported through the decanting process by a dedicated member of staff. The Decant Officer will be the first point of contact for tenants during the decant process.

The Decant Officer will work closely with the estate office and the Allocation Team to ensure the application, re-housing process and all moves go as smoothly as possible, with minimal disruption for tenants.

The Decant Officer will play a key role in supporting households who have been identified as vulnerable and needing more support, working with support professionals where necessary.

Additional practical support including organising removals, packing and un-packing, arranging the disconnection and reconnection of white goods and utility connections, will be made available to some of the most vulnerable tenants.

9.2 Assistance with using the Lambeth Home Connections system

In situations where the Lambeth Home Connections system is being used to find people another home, then appropriate help and advice will be offered to those needing it in order to use the system effectively.

9.3 Assistance to view the property offered to them

Every applicant will be given the opportunity of an accompanied viewing of any property that they are offered.

9.4 Housing benefit claims

Under the Housing Benefit rules, you can usually only receive Housing Benefit for the home you are living in. But, in certain circumstance, you may be able to receive housing benefit on two properties.

However, whether this can be paid is dependent on housing benefit regulations, as laid down by the government, in force at that time. Housing Benefit or the Decant Officer can provide you with further information if required.

9.5 Packing and removals

The Council will appoint a removal contractor who will move you to your new home. The Council will pay this cost as part of your disturbance entitlement.

If however you wish to organise your own move you will need to provide the council with three quotes. Upon receipt of the quotes the council will arrange reimbursement equal to the amount the council would have paid if we had organised and appointed the removal contractor ourselves.

9.6 Clearance of unwanted items
The tenant is responsible for clearing their belongings from the property and for ensuring vacant possession of that property. Any items left behind will be cleared and disposed of. Tenants will not be able to reclaim them, or the value of them, once they have been left in the property. The cost of clearance and disposal will be charged to the tenant. Households will be advised of this in advance of the moving date.

9.7 Care packages

The decant officer will work with the relevant providers with the aim of ensuring that all elements of any care package remain intact during and after the move. This could include, for example, day centre care, community nurse visits, or “meals on wheels”.

9.8 Advising organisations of your new address

The tenant will be advised that it is their responsibility to tell all relevant persons and organisations their new address. This includes advising Council Tax, Housing Benefits and the Benefits Agency. Each Regeneration Scheme will have a decant officer who will support and advise tenants through this process as appropriate. If the tenant has moved into accommodation designated for older people, then the scheme manager or warden will support and assist them with this task as required.

9.9 Empty property standards

For tenants having to leave their original home due to a regeneration/redevelopment scheme, it is expected that any Council or RSL property they sign-up for will be in a liveable-in condition as regards its cleanliness, state of repair, and the condition of any garden, which will be cleared and cut back if necessary.

9.10 Settling in

The decant officer (or equivalent) will visit on the day of the move to check all is running as smoothly as possible. Their contact details will be left with the tenant. They will also undertake an initial settling-in visit within five working days of the move. Provided the decant officer remains on site after the move, they will carry out a follow-up visit within fifteen working days of their initial settling-in visit.

9.11 More intensive support

If a tenant is an older person, or identified as being particularly vulnerable, for example due to a physical, sensory or mental impairment, and likely to have difficulty with the move because of this, then they are likely to need more support than the visits outlined in the paragraph on “Settling In”, above in this policy.
In these cases a schedule of visits will be arranged with the tenant at the second follow up visit for up to a period of three months. This is to ensure the tenant is coping with the move in the new property.

9.12 Practical help for owner occupiers to move home

The Council is not obliged by law to provide any practical assistance to owners to move home in this situation. However, each Regeneration Scheme, where households are required to move home, will have a decant officer who will support and advise them through this process, although they will not give financial or mortgage advice. The legal agreement with the Council for the purchase of their property will include the requirement to clear all belongings from the property. If the person is an older person, or identified as being particularly vulnerable, and likely to have difficulty with the move because of this, they will (with that person’s agreement) be referred to adult social services. General advice will be given for those who would like to receive it, by the Council’s Housing teams, on:

- Housing option.
- Accessing a solicitor, and getting information on legal rights
- Benefits entitlement
- Checklist of what to do when moving home
- The processes involved in compulsory (or voluntary) purchase

10. MANAGING EMPTY PROPERTIES, GARAGES AND PARKING SPACES

10.1 Managing empty properties on the site

It will be decided on a scheme-by-scheme basis at what stage the empty properties become the responsibility of the developer or contractor carrying out the redevelopment. This will include taking on the responsibility for the security of the site. Until then, the Council will be responsible for its property. As soon as households begin to move from the affected site, appropriate security measures will be applied to the empty properties and to the site as a whole. This is to ensure that the safety of people remaining on the site, and those living nearby, is not compromised.

10.2 Garages and parking spaces rented from the council by affected households

Every tenant who has a garage or designated parking space and moving home due to the redevelopment will need to either give at least one week’s notice to end their tenancy of, or update their address and contact details for, that garage or parking space.
If the tenant is moving temporarily and then returning to live at the site, then they can end the garage or parking space tenancy and have it held open until they move back to the site. While any garage or parking space is held open for them in this way, then the tenant concerned will not be able to use it or to permit anyone else to use it.

9. MONITORING

9.1 Monitoring the decant process

It is expected that the rehousing of tenants and residents will be monitored and used to improve future Regeneration Schemes. This monitoring will be the responsibility of The Project Manager (or similar) who will be provided with any necessary statistics and information by the lead manager, or other designated person. Following a move, it is expected that decanted tenants will, where reasonable to do so, be asked their opinions on the following:

- Their new home, the standard it was offered to them in, and (if new build), its features.
- How they felt the decant process went.

The purpose of this is to learn from any issues raised and to assist in future planning of any redevelopment or Regeneration Schemes.

10. GLOSSARY OF TERMS

- “We”, “us” or “our” as used in this policy, means Lambeth Borough Council as the landlord or the freeholder of the property concerned.
- “Tenant” as used in this policy, means a tenant of Lambeth Borough Council, unless it specifically states otherwise. All references in this policy to tenants (Council or private), residents, owner occupiers, leaseholders, and housing applicants, only applies to people who are having to move out of their home due to a Regeneration Scheme, unless it specifically states otherwise. It is usually expected that this will be Council housing stock, or leasehold property that was purchased from the Council (usually under the “right to buy” scheme), for which the Council owns the freehold.
- “Current legislation” means legislation current at the date of this policy.
- “Lambeth Home Connection” means the choice-based lettings system currently used by Lambeth Borough Council.
- “In writing” includes the use of suitable alternative formats for people with sensory, physical, or mental impairment(s). Replace with glossary of terms at back of doc.
11. APPENDIX

The Regeneration of your Estate - Information for Home owners

The Regeneration of your Estate – Information for Secure Tenants

Housing Allocation Scheme 2013
Cabinet

Date of Cabinet: 13 July 2015

Report title: Future Brixton: Somerleyton Road

Wards: Coldharbour

Report Authorised by: Strategic Director Delivery: Sue Foster

Portfolio: Councillor Matthew Bennett Cabinet Member Housing; and, Councillor Jack Hopkins Cabinet Member for Jobs and Growth

Contact for enquiries:

nvokes@lambeth.gov.uk
Neil Vokes, Programme Director Strategic Capital Projects, 020 7926 3068

Report summary

This report updates members on progress of the Somerleyton Road project.

It seeks members' approval to continue the development manager contract with Igloo Limited and to commence the procurement of a build contractor.

These actions will move the project on to the next design stage in preparation for the construction stage, for which further approval will be sought from Cabinet in March 2016.

The Somerleyton Road project is a unique and ambitious new approach to the creation of housing and facilities of community benefit with a proposed partnership approach to delivery of a truly mixed community-led scheme in the heart of Brixton. The proposals include the transfer of ownership to a Council owned company, the granting of a long lease to the Ovalhouse Theatre. There is also a strong desire to create a new community body that will involve wide-ranging representation including the local community, residents and non-residential occupiers from the new development, and the Council, with the holding of the residential portion in a housing cooperative.

In November 2013, Cabinet authorised progression of the first phase of design development of the scheme and in 2014 Lambeth Council appointed Igloo Regeneration Ltd as the development manager for the project. Since their appointment and the creation of the partnership with Brixton Green and Ovalhouse, significant progress has been made and there are now five architectural practices in place, designing a scheme which reflects the aspirations as set out in the coproduced project brief.

The latest plans for the new development provides 301 mixed tenure homes for rent at a range of affordability levels, including 65 extra-care homes for older residents, the new Ovalhouse Theatre located adjacent to the retained and refurbished Carlton Mansions at the Coldharbour Lane end of the development site. Ground floor uses are likely to include
facilities such as a flexible community space, community gym, extra care homes, retail spaces, workspace, and children’s facilities.

Finance summary

The scheme has been enhanced and extended considerably (Full details set out in Section 3 of this report. The proposal in this report would commit the council to the following expenditure at each stage in addition to the current commitment on development management and professional fees of £1.876m:

- Up to RIBA stage D\textsuperscript{Note 1}, expected November 2015 £1.313m
- Up to RIBA stage E\textsuperscript{Note 2}, + placing contracts, expected Mch/Apr 2016 £2.684m
- Preconstruction and Construction phase, April 2016 onwards (Subject to Cabinet approval to proceed) £3.225m

\textbf{Note 1}: Stage D is when the approach to the layout, design and construction of the development is clear and is sufficient for a planning consent.

\textbf{Note 2}: Stage E is when the technical design has been developed; including specifications and the approach to construction method, and cost of the project is known, sufficient so work can begin on the construction part of the project.

Recommendations:

1. To approve the continuation of the Igloo Regeneration Ltd contract to stage 2.
2. To approve the commencement of procurement of a build contractor.
3. To agree that a further review of the project take place in November/December 2015 to ensure the continuing viability of the scheme prior to the final stage of the procurement process, and that this and any necessary decisions prior to the project being laid before Cabinet for final approval to proceed (in March 2016) be delegated to the Cabinet Member for Jobs and Growth in consultation with the Strategic Director for Delivery.
4. To bring a further report to Cabinet in March 2016 for a final decision prior to entering into legal agreements and contracts for the construction of the development.

1. Context

1.1 London is facing a housing crisis and as a Council we recognise the need to build more homes of all types and tenures to meet the needs of our existing communities and the demands of Lambeth’s growing population. We want to provide those homes so that people from all walks of life can live in our Borough.

1.2 On Somerleyton Road, the Council has made a positive intervention to use the land we own and to acquire land to provide new homes, work space, cultural facilities and community space all co-designed with local people.

1.3 The first stage of the project (as detailed in the previous report to Cabinet, 191/14-15) is well progressed. Igloo Regeneration Ltd was appointed as development manager.

1.4 A project brief was developed to reflect the aspirations of local people and this has formed the basis for the detailed specification of the site.

1.5 A planning application for the whole site will be submitted in August 2015.

1.6 The latest plans include 301 new homes, the Ovalhouse Theatre to be located at the Carlton Mansions end of the street. Ground floor uses are likely to include facilities
such as flexible community space, a community gym, extra care homes, retail spaces, workspace, and children’s facilities.

1.7 The intention is that the entire development site will be transferred to a new wholly owned Council company to be established for this development. The wholly owned Council company, may in the future also be used for other similar developments. The transfer will be by way of the granting of a long lease.

1.8 It is then intended that the new wholly owned Council company will grant a long lease of the site occupied by the new theatre and the Carlton Mansions site.

1.9 The project will be paid by Council borrowing in line with the Prudential Code for capital finance in local authorities. The borrowing repayments will come from the rents paid by tenants of the housing and commercial stock.

1.10 Because of the unusually wide-ranging mix of community, social housing and commercial use, the structure of the financial model is necessarily complex.

1.11 The Council has therefore taken independent advice from Grant Thornton LLP, throughout these early stages of the development which has confirmed that the scheme as it stands is financially viable and that the potential rental and capital yield delivered by the scheme will be sufficient to fully fund the money the council will need to borrow.

1.12 In deciding how best to meet that borrowing requirement, the Council has a duty to balance its social policy objectives (in particularly the delivery of affordable social housing rented stock) with the need to get best value from its (land) assets and to assure itself that the project is both viable and that financial risk is both minimised and managed throughout the lifetime of the project.

1.13 The final decision on the scheme’s funding and viability will be the matter of a report to Cabinet which is presently programmed for 7 March 2016

1.14 In line with the Council’s co-production approach, the project team and the steering group are working on proposals for an over-arching community body to oversee the rest of the site, and a housing co-op, which will manage the residential properties through a long lease.

1.15 This report recommends that Lambeth Council initiate stage two of the Igloo contract. This means that Igloo will:

- Continue to provide development advice for the scheme
- Manage the various arrangements to establish a viable scheme meeting its established objectives and outcomes
- Manage the on-going development of the design
- Manage the procurement process of a construction contractor.

It is proposed that an assessment of on-going viability to be made in November/December 2015 and if the project is not considered viable, mechanisms exist within the development management agreement to halt the project.

1.16 Subject to further confirmation by Cabinet that the scheme will progress to contract it is proposed that Igloo would also:

- Manage the contractor and construction process
• Act as client representative during development
• Monitor the quality of and oversee construction
• Hand over to Lambeth Council on completion who will in turn handover to the Council wholly owned company.

1.17 Previous decisions Cabinet (10.11.14 – report 85/14-15) agreed CPO strategy, Cabinet (04.11.13 – report 191/14-15) agreed development strategy, Cabinet (08.07.13 – report 86/13-14) agreed initial project costs.

1.18

2. Proposal and Reasons

To approve stage two of the Igloo Regeneration Ltd contract

2.1 Cabinet has already authorised stage one of the Igloo contract and is receiving development management services as set out in the Development Management Contract. Authorisation is now required to approve stage two of the contract.

2.2 The services as set out in the Development Management Agreement for stage two are as follows:

- Managing the tender process in procuring a contractor in accordance with the Framework Agreement and the Council’s policies in a tender report recommending the appointment to the Council.

- Agreeing a final detailed development appraisal with the Council set out in a summary report, outlining – final agreed construction price (to be a fixed price contract unless agreed between the Manager and the Council to be otherwise), final agreed project team costs, final gross and net building areas, other costs (e.g. section 106 agreements, claw back by grant funders etc.) and any amendments to the Project Appraisal that may significantly affect the development profit or the project’s ability to meet the Council’s internal rate of return.

Subsequent to approval to proceed:

- Having responsibility for the management of all project consultants during the construction phase, including attending project team meetings at least monthly or more frequently (as requested by the Council), whether the project consultants are managed directly by the Manager or through the appointment of a project manager.

- Leading and coordinating design control, cost control, quality control and programme control during construction and where necessary managing a process to be agreed with the Council, for the agreement of revisions to the original designs.

2.3 The table below lists the outputs as set out in the Development Management Agreement for stage two:

<table>
<thead>
<tr>
<th>Stage 2 Outputs</th>
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<td>5</td>
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<tr>
<td>6</td>
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<tr>
<td>7</td>
</tr>
</tbody>
</table>

Notes: Items 5, 6, 7 would only be subsequent to further approval by Cabinet to proceed

### Procurement of a Construction Contractor

2.4 A key output included within Igloo’s commission is to advise the Council on the procurement strategy for tendering the Somerleyton Road project to achieve Lambeth Council and Igloo Regeneration Limited’s requirements in terms of time, cost and quality management. Igloo has produced a report which outlines current and forecast market conditions and gives due consideration to this in the assessment of the appropriate route to procurement.

2.5 Detailed procurement strategy proposals will be submitted to the Procurement Board, but in view of the current market conditions it will be proposed to use the Greater London Authority’s Delivery Partner Panel (DPP) framework, and procured through a competitive two stage tender as outlined below. It is recommended that the development is completed using a main contractor engaged under a single Joint Contracts Tribunal (JCT) Design and Build contract with phased sectional completions. The procurement approach will reflect our social value ambitions and for example have provisions around compliance with the London Living Wage and maximising use of local labour and creation of apprenticeships.

2.6 The two stage tender process involves at the 1st stage competitive procurement of a main contractor based on pricing a fee for the 2nd stage, and its site and office overheads and a profit margin for the main works, together with evaluation of the quality of its approach. The selected contractor then works at the 2nd stage with the development manager and design team to optimise the scheme and manages a competitive procurement process for a series of work packages that make up the various parts of the scheme. It is proposed following approval of recommendation 2 to begin the 1st stage procurement process, and after the review in recommendation 3 to move to the 2nd stage of procurement.

### Finance

3.1 The cabinet report of November 2013 set out tentative development costs of £61.4m in a proposed scenario for a development scheme.
That original scheme has been enhanced and extended considerably since then, in particular through the following:

- An additional 21 units of residential accommodation being provided (301 homes, previously 280 homes))
- Increased residential areas of some 9,500 m² and commercial space increased from 2,000 m² to 4,026 m²
- The addition of 65 extra-care homes
- Fit-out of key commercial space (potentially chef’s school, children’s centre, flexible space, community gym) necessary to secure agreements with the relevant end-users of these spaces
- The introduction a fully fitted out children’s centre and nursery.
- Demolition
- Substation provision
- Extensive structural works needed to protect the Victoria Line tunnels which lie under the development
- Provision of a centralised energy centre

The additions in the first five points have been introduced to improve the scheme and maintain financial viability overall. Current project costs reflecting these enhancements, the resulting increase in the project’s construction cost and the inflation of construction industry prices, which have arisen in the last two years, are of the order:

- Construction Cost: £86m
- Development Costs: £129m

3.2 The proposals in this report would commit the Council to the following expenditure at each stage in addition to the current commitment on development management and professional fees of £1.876m:

- Up to RIBA stage D\(^\text{Note 1}\), expected November 2015 £1.313m
- Up to RIBA stage E\(^\text{Note 2}\), and placing contracts, expected March/Apr 2016 £2.684m
- Preconstruction and Construction phase, April 2016 onwards £3.225m (subject to Cabinet approval to proceed)

\textbf{Note 1}: Stage D is when the approach to the layout, design and construction of the development is at the point where the Council has the information it needs to give a fully considered approval to the outline proposals.

\textbf{Note 2}: Stage E is when all the decisions needed for planning, the proposals as to construction method, outline specification and cost of the project are known so work can begin on the construction part of the project

3.3 The current financial commitment and the proposed additional commitments for the development management and professional fees up to the end of the project (when the whole scheme will have been built) are set out above. These total £9.098 million but will be recovered by the Council (i.e. paid for) within the overall cost of the project.

3.4 In the unlikely event it were necessary to stop the scheme after stage D or stage E it is expected that the site would have increased in value with the benefit of a developed scheme and a planning consent by in excess of the expenditure to that point.

4. Legal and Democracy
4.1 This proposed key decision was entered in the Forward Plan on 29 August 2014 and the necessary 28 clear days’ notice has been given. In addition, the Council’s Constitution requires the report to be published on the website for five clear days before the proposed decision is approved by the Cabinet Member. Any representations received during this period must be considered by the decision-maker before the decision is taken. A further period of five clear days - the call-in period – must then elapse before the decision is enacted. If the decision is called-in during this period, it cannot be enacted until the call-in has been considered and resolved.

4.2 Any commencement for a works contractor will need to comply with the provisions of the Public Contracts Regulations 2015 and the Council’s Contract Standing Orders.

5. Consultation and co-production

There has been significant consultation, engagement and co-production from the project’s inception.

There have been many conversations with local people about Somerleyton Road. Some took place through formal routes i.e. consultations for the Future Brixton master plan (2008-09) and the Brixton area Supplementary Planning Document (2012). Other conversations came about through Brixton Green’s ongoing community engagement and through Ovalhouse’s work with the arts and cultural sector in Brixton.

The Council is committed to delivering the Somerleyton Road project in partnership with the local community. The process leading up to this Cabinet report has involved a range of people, learning, discussing and working out solutions together. The aim has been to run a transparent process where information is shared, different views are captured and there is a transparent process to decision-making.

The project itself is directed by a Steering Group chaired by the Cabinet Member for Jobs and Growth, including representatives from Brixton Green, Ovalhouse Theatre and the Council to ensure community input into what is a unique co-produced scheme.

Rather that going into partnership with a private developer, the council has chosen to act as its own developer. This means the Council and the community have more control over what is built and can focus on building affordable homes and a thriving local community rather than making a profit. Extensive consultation is still taking place, for example at the community event which took place on Saturday 27th June 2015 when all the emerging designs were shown and generally supported by the local residents. This dialogue will remain a key aspect of what makes the Somerleyton Road project unique and will continue until the project is fully complete.

6. Risk management
There are a number of risks associated with such developments, which are managed and regularly reviewed by the project team. Current key risks are summarised below.

<table>
<thead>
<tr>
<th>Risk No.</th>
<th>Risk Description</th>
<th>Mitigations</th>
<th>RAG</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>The financial viability of the project is threatened either before construction or after building has commenced; for example, due to a commercial tenant pulling out.</td>
<td>Grant Thornton LLP has independently tested the overall viability of the scheme. However by developing the scheme and gaining planning consent the Council is enhancing the land value, which in extremis could be sold and would cover the Council’s costs. If viability were threatened after construction had started, some of the commercial space within the scheme, could in extremis, be sold, so that the Council’s overall investment and the scheme’s viability was protected.</td>
<td>Green</td>
</tr>
<tr>
<td>2</td>
<td>Arts Council bid unsuccessful.</td>
<td>The Council is to provide both officer and Member assistance to Ovalhouse in their application to the Arts Council; The Council is in close liaison with the GLA to identify contingency funding should the Arts Council bid be unsuccessful; and, Ovalhouse will be required to fundraise.</td>
<td>Amber</td>
</tr>
<tr>
<td>3</td>
<td>A funding gap between the cost of building the new theatre and the value of the Ovalhouse contributions.</td>
<td>Heads of Terms drafted which include a cut off point.</td>
<td>Amber</td>
</tr>
<tr>
<td>4</td>
<td>Unable to deliver all the community’s aspirations.</td>
<td>Open and transparent process as to how aspirations are tested and how the decisions are taken as to what can and cannot be included within the tender documents.</td>
<td>Amber</td>
</tr>
<tr>
<td>5</td>
<td>Not securing vacant possession of the whole site.</td>
<td>The Council will seek to secure vacant possession of the site via negotiation however it will seek CPO powers as a contingency to be used if required.</td>
<td>Green</td>
</tr>
<tr>
<td>6</td>
<td>Delay in securing Secretary of State consent</td>
<td>Include SoS sign-off within project plan.</td>
<td>Green</td>
</tr>
<tr>
<td>7</td>
<td>Site constraints limit development on the site.</td>
<td>Initial structural engineers report produced; and, close liaison with Network Rail and TfL</td>
<td>Amber</td>
</tr>
<tr>
<td>8</td>
<td>Developer failure</td>
<td>The development agreement will include appropriate ‘step-in’ rights to protect the Council's position.</td>
<td>Green</td>
</tr>
<tr>
<td>9</td>
<td>Planning Risk.</td>
<td>Planning engaged and major cases to review tenders pre-submission.</td>
<td>Green</td>
</tr>
</tbody>
</table>

7. Equalities impact assessment
A full EQIA assessment has been carried out for the Future Brixton programme and the EQIA has informed the development of this project.

8. **Community safety**

Community safety is a key issue for the Somerleyton Road project and is one of the main drivers for change. Crime and anti-social hotspots have been identified and a joint approach between local stakeholders, the Council and the borough’s Community Safety officer have resulted in a number of mitigation measures being included in the proposals. The partnership will continue to assess how development along Somerleyton Road could continue to improve community safety in this part of Brixton whilst also working closely with future development partners over site safety during the construction period.

9. **Timetable for implementation**

<table>
<thead>
<tr>
<th>Target Date</th>
<th>Activity</th>
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<tr>
<td><strong>30 July 2015</strong></td>
<td>Procurement Board approval of stage 2 of the Igloo Regeneration Ltd contract.</td>
</tr>
<tr>
<td><strong>End Aug 2015</strong></td>
<td>Submit planning application</td>
</tr>
<tr>
<td><strong>Nov/Dec 2015</strong></td>
<td>Selection of a build contractor.</td>
</tr>
<tr>
<td><strong>Nov/Dec 2015</strong></td>
<td>Project Review prior to the final stage of the procurement process.</td>
</tr>
<tr>
<td><strong>Mar 2016</strong></td>
<td>Cabinet Report prior to placing build contract and entering leases etc.</td>
</tr>
<tr>
<td><strong>April 2016</strong></td>
<td>Conclude contracts and commence main construction works.</td>
</tr>
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</table>
## Audit trail

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<tr>
<th>Name/Position</th>
<th>Lambeth cluster/division or partner</th>
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<th>Date Received</th>
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<td>Sue Foster</td>
<td>Strategic Director, Delivery</td>
<td>03.06.2015</td>
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<td>Rachel Sharpe</td>
<td>Commissioning Director</td>
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<td>Guy Ware</td>
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<tr>
<td>Alison McKane</td>
<td>Head of Legal</td>
<td>03.06.2015</td>
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<td>Andrew Pavlou</td>
<td>Principal Lawyer Governance</td>
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<td>Daniel Omisore</td>
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<td>02.07.2015</td>
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<tr>
<td>Andrew Sternberg</td>
<td>Commissioning</td>
<td>03.06.2015</td>
<td>02.07.2015</td>
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<td>Councillor Jack Hopkins</td>
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<td>03.06.2015</td>
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<td>Cabinet Member Hous</td>
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<td>Stephen Jordan</td>
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<td>02.06.2015</td>
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<td>Deborah Bestwick</td>
<td>Oval House</td>
<td>02.06.2015</td>
<td>02.07.2015</td>
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</tbody>
</table>

### Report history

- **Original discussion with Cabinet Member**: 02.04.1204
- **Report deadline**: 01.07.2015
- **Date final report sent**: 03.07.2015
- **Report no.**: 40/14-15
- **Part II Exempt from Disclosure/confidential accompanying report?**: No
- **Key decision report**: Yes
- **Date first appeared on forward plan**: 29.08.14

### Key decision reasons

- Expenditure, income or savings in excess of £500,000
- Meets community impact test
<table>
<thead>
<tr>
<th><strong>Background information</strong></th>
<th>Cabinet Reports</th>
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<tr>
<td>Cabinet 08.07.13 – report 86/13-14</td>
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</tbody>
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| **Appendices** | None |
Cabinet

Date of Cabinet: 13 July 2015

Report Title: Application for the designation of the Kennington, Oval and Vauxhall Forum as a neighbourhood forum/Application for the designation of the Kennington, Oval and Vauxhall neighbourhood area

Wards: Oval, Princes and Bishops wards

Report Authorised by: Strategic Director, Delivery Sue Foster

Portfolio: Cabinet Member for Jobs and Growth, Councillor Jack Hopkins

Contact for enquiries: Alan Vinall, Delivery Lead, Planning Strategy and Policy AVinall@lambeth.gov.uk, 020 7926 1212

Report Summary
Two applications were submitted to Lambeth Council on 30th March 2015. The first application was for the designation of the Kennington, Oval and Vauxhall Forum (KOVF) as a neighbourhood forum. The second application was for the area identified in Map (a) in Appendix 1 of this report to be designated as the Kennington, Oval and Vauxhall neighbourhood area.

Both applications were publicised by the Council for a period of six weeks from 20th April 2015 to 1st June 2015 in accordance with the Neighbourhood Planning (General) Regulations 2012. Twenty five responses were received in the six week period. No responses objected to either of the above applications. Lambeth Council is now required to make a decision on the neighbourhood forum and neighbourhood area applications.

Finance Summary
There are no direct financial implications of the matters that are the subject of this report (that is, the decisions whether to designate a neighbourhood area and forum). However, local planning authorities may claim £5,000 from Department of Communities and Local Government (DCLG) for the designation of each neighbourhood area and forum. There may be financial implications that arise in due course following the making of these designations e.g. if progress is made towards the preparation of a neighbourhood plan.
Recommendations

1) That Cabinet notes the results of the publication of the Kennington, Oval and Vauxhall neighbourhood forum and neighbourhood area applications.

2) That Cabinet designates the Kennington, Oval and Vauxhall neighbourhood area as shown in Map (a) in Appendix 1.

3) That Cabinet designates the Kennington, Oval and Vauxhall Forum as a neighbourhood forum.

4) That Cabinet instructs officers to publicise its decisions in relation to recommendations (2) and (3) in accordance with the statutory requirements.
1. **Context**

   **Neighbourhood Planning**

   1.1. The Localism Act 2011 and Neighbourhood Planning Regulations 2012 set out the process by which an application can be made by a local grouping or organisation for designation as a neighbourhood forum and for the designation of a neighbourhood area. The designation of a neighbourhood area and neighbourhood forum are the first steps in the process of neighbourhood plan and neighbourhood development order preparation. A neighbourhood plan if brought into force would form part of the Council’s development plan for the borough. A neighbourhood development order would be relevant in the determination of planning applications.

   1.2. A **neighbourhood forum**: The group or body that applies for designation as a neighbourhood forum must show that it is capable of becoming a neighbourhood forum to promote and take forward proposals for neighbourhood planning in their locality. A local planning authority can only designate one neighbourhood forum for each neighbourhood area. A neighbourhood forum must be established for the express purpose of promoting or improving the social, economic and environmental well-being of a community. It must have at least twenty-one members who live or work in the area and have a written constitution.

   1.3. A **neighbourhood area**: Applications to designate a neighbourhood area must include a map identifying the area proposed for designation, a statement explaining why this area is considered appropriate for such a designation and a statement that the organisation or body making the application is capable of being designated as a neighbourhood forum. A local planning authority must publish a map setting out the areas that are for the time being designated as neighbourhood areas.

   1.4. So far Lambeth Council has one designated neighbourhood forum and neighbourhood area. The Southbank and Waterloo Neighbours (SoWN) were designated as a neighbourhood forum and neighbourhood area by a decision of Cabinet on 10th February 2014.

   1.5. Two further applications were submitted to Lambeth Council on 30th March 2015 for the designation of the KOVF as a neighbourhood forum and for the area identified in Map (a) in Appendix 1 of this report to be designated as the Kennington, Oval and Vauxhall neighbourhood area.

   **Neighbourhood Planning and Co-operative Local Investment Plans**

   1.6. In July 2014, Cabinet agreed the preparation of Co-operative Local Investment Plans (CLIPs) as a means of engaging with local communities in relation to the neighbourhood element of the Lambeth Community Infrastructure Levy. The decision also increased the neighbourhood element of the Lambeth CIL from 15% to 25%. The proposed KOVF area boundary is virtually the same as the North Lambeth CLIP boundary proposed in this area, with the exception of a small section of the Bishops ward. Whether an area is covered by a CLIP, a neighbourhood plan or both, the Council remains responsible for CIL expenditure decisions. The first CLIP is now underway in Stockwell.
2. Proposal and Reasons

2.1. In February 2013 the applicant expressed an interest in becoming a neighbourhood forum and Kennington, Oval and Vauxhall being designated as a neighbourhood area. Since this time the applicant has undertaken a number of community engagement activities. This includes regularly running a stand at the Oval Farmers’ Market and hosting public meetings every 6 – 8 weeks (except in August).

2.2. Additionally, the applicant has worked with officers for six months prior to the formal submission of the applications. The National Planning Practice Guidance encourages applicants to engage in a constructive dialogue with the local planning authority before making an application for neighbourhood area designation.

The Kennington, Oval and Vauxhall Neighbourhood Area Designation Requirements

2.3. Designation of a neighbourhood area: Under the Neighbourhood Planning Regulations 2012 an application for the designation of a neighbourhood area must include:

- A map which identifies the area to which the area application relates;
- A statement explaining why this area is considered appropriate to be designated as a neighbourhood area; and
- A statement that the organisation or body making the application is a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990.

2.4. A map which identifies the area to which the area application relates: A map of the proposed neighbourhood area was formally submitted to the Council as part of the neighbourhood area application. This is Map (a) in Appendix 1.

2.5. A statement explaining why this area is considered appropriate to be designated as a neighbourhood area: The applicant submitted a statement explaining why the proposed neighbourhood area is appropriate. This is set out in Appendix 4. The applicant’s statement highlights an in-depth knowledge and understanding of the proposed neighbourhood area drawn from a number of years of community work in that specific locality. The statement also highlights that the KOVF membership reflects the geographical coverage of the proposed neighbourhood area.

2.6. As noted at paragraphs 1.6 the neighbourhood area proposed by the applicant covers all of the North Lambeth Co-operative Local Implementation Plan Area (CLIP) (Prince’s and Oval wards) and extends to cover the small triangle south of Lambeth Road in Bishop’s ward (largely covering the China Walk Estate) that is excluded from SoWN designated neighbourhood area. SoWN neighbourhood forum has written to the Council expressing its support for the designation of the neighbourhood area. Additionally, the proposed neighbourhood area does not conflict with any other emerging neighbourhood area or neighbourhood forum applications in the borough.
2.7. A statement that the organisation or body making the application is a relevant body for the purpose in accordance with section 61G of the Town and Country Planning Act 1990: The applicant is a pre-existing non profit unincorporated association known as KOVF that has been established for approximately 10 years and has been funded by Lambeth Forums Network. The membership of this unincorporated association includes representatives from across the proposed neighbourhood area including the commercial areas represented at present by Vauxhall One, the Business Improvement District (BID); local residents; tenants and leaseholder groups; and local interest groups such as libraries and parks. KOVF has now applied for designation as a neighbourhood forum. Officers are satisfied that KOVF is a body that is capable of being designated as a neighbourhood forum (as explained in this report) and therefore that the application for area designation has been made by a body meeting the relevant criteria.

2.8. No opposition to the proposed designation of the proposed neighbourhood area was made within the six week period for the publicising of the application. Officers are satisfied that the neighbourhood area application meets the statutory requirements.

The Kennington, Oval and Vauxhall Neighbourhood Forum Designation Requirements

2.9. Designation of a neighbourhood forum: Under the Neighbourhood Planning Regulations 2012 and Town and Country Planning Act 1990 an organisation or body applying for the designation of a neighbourhood forum must show:

- It is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned;
- Its membership is open to individuals who either live in the neighbourhood area concerned, or work there (whether for a business carried on there or otherwise), or are an elected member of Lambeth Council, and includes at least 21 members drawn from one or more of these categories;
- It has a written constitution; and
- There are a number of other requirements relating to the formalities of the application submission (e.g. the provision of a map of the proposed area and the contact details for at least one member) and these are dealt with in the checklist in Appendix 4.

2.10. It is established for the express purpose of promoting or improving the social, economic and environmental well-being of an area that consists of or includes the neighbourhood area concerned: The name of the proposed neighbourhood forum is KOVF. The applicant has set out its purpose and objectives in its constitution set out in Appendix 2. The aim of KOVF is to make their proposed neighbourhood area as set out in Appendix 1 a good place to live, work and visit. Its objectives are to foster public involvement in policy making, and to promote and improve the social, economic and environmental wellbeing. KOVF's constitution also sets out a commitment to be representative of the Kennington, Oval and Vauxhall neighbourhood area, involve local people in shaping and strongly influencing the Council's and other agencies' policies and programmes; understand what local people want for their area; and provide a platform for local people to voice their views.
2.11. **Its membership is open to individuals who either live in the neighbourhood area concerned, or work there (whether for a business carried on there or otherwise), or are an elected member of Lambeth Council, and there are at least 21 members drawn from one or more of these categories:** KOVF have over 21 members who live or work in the neighbourhood area or are elected members in the borough. The applicant invited all those interested parties who live, work or are an elected member of the proposed neighbourhood area to join the KOVF. The applicant has provided information on the KOVF neighbourhood forum and neighbourhood area applications at public events and activities. All members of the public were invited to join the proposed KOVF at such events. KOVF have built a wider membership as a consequence, resulting in an additional 674 members as of February 2015 across the Oval, Princes and Bishops wards.

2.12. In the run up to the submission of the neighbourhood forum and area applications KOVF took steps to be more representative of the demographic mix of the area and inclusive of all by promoting their applications at Pride Picnic, Vauxhall Trust Festival, St George’s Festival, Vauxhall Park Summer Fair and at events at Pedlar’s Acre, and the Wyvil and Vauxhall Gardens Estates. KOVF meetings have also been held in the Carmelita Centre and the Wheatsheaf Hall. Some meetings have had in excess of 100 people present.

2.13. Appendix 2 sets out a list of 13 elected board members of the proposed KOVF and 8 members who took a lead role in the preparation of the neighbourhood area and neighbourhood forum applications.

2.14. **It has a written constitution:** KOVF submitted a written constitution which is set out in Appendix 2.

2.15. In determining an application for designation as a neighbourhood forum a local planning authority must also have regard to the desirability of designating an organisation or body which meets criteria specified in the Town & Country Planning Act 1990 section 61F(7)(a). These are as follows:

- Where the organisation has secured (or taken reasonable steps to attempt to secure) that its membership includes at least one individual falling within each of the ‘connection to the area’ categories (live/work in the neighbourhood area, etc.);
- Where the organisation’s membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area; and,
- Where the organisation’s purpose reflects (in general terms) the character of that area.

2.16. **Where the organisation has secured (or taken reasonable steps to attempt to secure) that its membership includes at least one individual falling within each of the ‘connection to the area’ categories (live/work in the neighbourhood area, etc.);** KOVF has at least one member drawn from each of the various categories of ‘connection to the area’, as described at paragraph 2.17 above and in Appendix 2.
2.17. **Whose membership is drawn from different places in the neighbourhood area concerned and from different sections of the community in that area:** The membership of KOVF is drawn from different parts of the Kennington, Oval and Vauxhall community including local businesses, organisations, employees, and residents. Their membership includes people from the local gay community, faith groups, the Vauxhall Gardens Estate Residents and Tenants Association, Kennington Park Estate, The Royal Vauxhall Tavern, Local Housing Co-operations, local business and The Vauxhall Society. The membership is also composed of a mix of men and women across age ranges from young adults 20+ to retired people 60+. Furthermore, the KOVF membership is drawn from different locations spatially and this gives a balanced spread of members across the Princes, Oval and Bishops wards. An analysis of a selection of 72 members’ post codes is set out in Appendix 1 to give an illustrative overview of the spatial scope of KOVF’s membership across the proposed neighbourhood area.

2.18. **Whose purpose reflects (in general terms) the character of that area:** The proposed neighbourhood area contains businesses and residents in the North Lambeth area between Lambeth Road, Kennington Park Road, Camberwell New Road, Harleyford Road and the river Thames. The total population of the proposed neighbourhood area is approximately 31,000 residents. According to the Lambeth, State of the Borough Report, 2014 the Oval ward contains 15,600 residents, the Princes ward which contains 14,900 residents. The proposed neighbourhood area also includes a small section of the Bishops ward. The demographic make up of the proposed neighbourhood area is very varied and contains a mix of ethnic groups including Asian, African, Spanish and Portuguese residents.

2.19. The proposed neighbourhood area includes part of the Vauxhall, Nine Elms Battersea Opportunity Area where significant residential and commercial floorspace is projected to come forward in the near future.

2.20. There is a diverse mix of building type in the proposed neighbourhood area, with Victorian terraces and public housing estates predominating. The area contains conservation areas including Vauxhall and Vauxhall Gardens and Key Industry and Business Areas including Montford Place.

2.21. The applicant’s stated purpose is outlined in the submitted constitution in Appendix 2. This sets out that the KOVF aims to: act as a proactive voice on behalf of the local communities in the area; proposing initiatives and identifying specific priorities and problems; identify where possible opportunities for regeneration and investment; while protecting and enhancing the historic and diverse character of the area; and use influence to help promote and market the area.

2.22. The applicant’s above stated purpose outlines its commitment to represent the views of all its local communities. It outlines that it seeks to regenerate areas that may be more deprived. Furthermore it recognises and commits to preserving the local character and historic assets in the locality.

2.23. Officers are of the view that KOVF’s purpose reflects the character of the Kennington, Oval and Vauxhall area. More information on KOVF’s aims may be found in Appendix 2.
2.24. No opposition to the proposed designation of the proposed neighbourhood forum was made within the six week period for the publicising of the application. Officers are satisfied that the neighbourhood forum application meets the statutory requirements outlined above.

3. **Finance**

3.1. This report is only concerned with applications for designation of a neighbourhood forum and a neighbourhood area. The making of these designations of themselves does not have any direct financial implications for the Council.

3.2. Preparation of a neighbourhood plan would be led by KOVF but advice and guidance will be required from the Council during the formulation process. It is anticipated that such assistance will come from existing planning staff and that funding will come from existing budgets in the Planning and Development Division.

3.3. Local planning authorities may claim for £5,000 from Department of Communities and Local Government (DCLG) following the designation of a neighbourhood area and/or neighbourhood forum.

4. **Legal and Democracy**

4.1. The 2012 Neighbourhood Planning Regulations were amended in February 2015 to introduce prescribed timescales for the determination of applications for the designation of neighbourhood areas. Previously, the regulations did not contain a specific timescale within which local authorities were required to determine neighbourhood area designation applications. The neighbourhood area application will be determined within the statutory minimum timeframe.

4.2. As noted in the report, in order for a neighbourhood forum and a neighbourhood area to be designated, a number of criteria need to be satisfied. This report explains how those criteria are met in relation to the applications submitted by KOVF.

4.3. This proposed key decision was entered in the Forward Plan on 07 May 2015 and the necessary 28 clear days' notice has been given. In addition, the Council's Constitution requires the report to be published on the website for five clear days before the proposed decision is approved by the Cabinet Member. Any representations received during this period must be considered by the decision-maker before the decision is taken. A further period of five clear days - the call-in period – must then elapse before the decision is enacted. If the decision is called-in during this period, it cannot be enacted until the call-in has been considered and resolved.

5. **Consultation and Co-production**

5.1. In accordance with the Neighbourhood Planning Regulations 2012 Lambeth Council must publicise neighbourhood area and neighbourhood forum applications on its website and in such other ways as the Council considers are likely to bring the applications to the attention of people who live, work or carry out business in the relevant area over a six week period.
5.2. Lambeth’s Statement of Community Involvement (SCI) 2008 was adopted in April 2008 prior to the introduction of neighbourhood planning. Therefore it does not refer to neighbourhood area/neighbourhood forum applications.

5.3. The Council notified Black, Asian and minority groups, developers and landowners, disability groups, faith groups, Lambeth Business Support Network, local businesses, older persons group, registered social landlords, tenants and residents associations, voluntary/community/amenity groups, young persons groups and adjoining planning authorities of the neighbourhood forum and neighbourhood area applications in the following ways:

- **Council website text:** The applications were publicised on the Lambeth Council website;
- **Online questionnaire:** An online questionnaire was produced to assist the Council in collecting demographic information on the general public who responded to the consultation;
- **The Love Vauxhall blog:** A notice was placed on the www.lovevaux.com blog for local residents with links to the consultation materials. Posts were also made on twitter via @LoveVaux and @Lambeth;
- **Stakeholder email:** An email containing the consultation materials was circulated to 332 stakeholders in the Planning consultation database;
- **Stakeholder letter:** A letter containing the consultation materials was circulated to 304 stakeholders in cases where electronic communication was not possible or not favoured of the Planning consultation database;
- **Public notice:** A public notice containing the details of the consultation materials was placed in the Lambeth Weekender and the Lambeth Talk; and,
- **Local libraries, the Town Hall, Phoenix House and community centres:** Hard copies of the consultation materials were deposited at the Council’s premises: the Town Hall, Phoenix House and local libraries.

5.4. The Council received twenty five responses during the publication period. No responses objected to the neighbourhood area or neighbourhood forum applications. A summary of the responses is set out in Appendix 3.

6. **Risk Management**

6.1. None.

7. **Equalities Impact Assessment**

7.2. If the neighbourhood area and neighbourhood forum applications are approved the Council will continue to work with KOVF to ensure that all parts of the community are engaged in any future neighbourhood plan developed for the area. An Equalities Impact Assessment is provided in Appendix 5.

8. Community Safety
8.1. None.

9. Organisational Implications
   Environmental
9.1. None.

   Staffing and Accommodation
9.2. None.

   Procurement
9.3. None.

   Health
9.4. None.

10. Timetable and Implementation
10.1. Cabinet’s decision whether to designate KOVF as a neighbourhood forum and whether to designate the Kennington, Oval and Vauxhall neighbourhood area must be publicised on the Council’s website and in other ways that will bring the designations to the attention of local residents, workers and businesses. In accordance with the Neighbourhood Planning Regulations 2012, this must be done as soon as possible after the decisions are made.

10.2. If the applications are approved and KOVF proceed to prepare a neighbourhood plan, on average, neighbourhood plans have been found to take on average eighteen months to three years to prepare.
### Audit trail

#### Consultation

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<thead>
<tr>
<th>Name/Position</th>
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<td>Sue Foster</td>
<td>Strategic Director Delivery</td>
<td>18/06</td>
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<td>Mike Pocock</td>
<td>Delivery Director Business, Growth and Regeneration</td>
<td>27/05</td>
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<td>David Joyce</td>
<td>Assistant Director Planning and Development</td>
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<td>Sandra Roebuck</td>
<td>Assistant Director Neighbourhood Investment</td>
<td>27/05</td>
<td>27/05 08/06</td>
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<td>Enabling: Corporate Affairs</td>
<td>27/05</td>
<td>12/06</td>
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<td>Councillor Jack Hopkins</td>
<td>Cabinet Member for Jobs &amp; Growth</td>
<td>18/06</td>
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<td>Section 2 &amp; 5</td>
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#### Report history

- **Original discussion with Cabinet Member**: 13 April 2015
- **Report deadline**: 01/07/15
- **Date final report sent**: 03.07.15
- **Report no.**: 15-16/33
- **Part II Exempt from Disclosure/confidential accompanying report?**: No
- **Key decision report**: Yes
- **Date first appeared on forward plan**: 24 April 2015
- **Key decision reasons**: 2. Meets community impact test.

#### Background information

- Localism Act 2011 Neighbourhood Planning (General) Regulations 2012

#### Appendices

- **Appendix 1**: The Proposed Kennington, Oval and Vauxhall Neighbourhood Area
- **Appendix 2**: The Proposed Kennington, Oval and Vauxhall Neighbourhood Forum, Constitution and Membership Advert
- **Appendix 3**: The Results of the Publication of the Proposed Kennington, Oval and Vauxhall Neighbourhood Forum and Area Applications
- **Appendix 4**: The Kennington, Oval and Vauxhall Neighbourhood Area and Neighbourhood Forum Designation Checklist of Statutory Requirements
- **Appendix 5**: Equalities Impact Assessment [separate document]
Appendix 1: The Proposed Kennington, Oval and Vauxhall Neighbourhood Area

Map (a) Proposed Kennington, Oval and Vauxhall Neighbourhood Area Boundary
Map (b) The Proposed Kennington, Oval and Vauxhall Forum Membership Post Code Analysis*

*The above map is a representation of a selection of 72 KOVF members’ post codes to give an illustrative overview of the spatial scope of KOVF’s membership across the proposed neighbourhood area.
**Appendix 2: The Proposed Kennington, Oval and Vauxhall Forum, Constitution and Membership Advert**

**Table 1. The Proposed Kennington, Oval and Vauxhall Forum**

<table>
<thead>
<tr>
<th>KOVF Members</th>
<th>Ward</th>
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<tbody>
<tr>
<td>1  David Boardman (applicant/resident/board member)</td>
<td>Princes</td>
</tr>
<tr>
<td>2  Jason Dickie (works in the area/board member)</td>
<td>Princes</td>
</tr>
<tr>
<td>3  Martin Osengor (resident/board member)</td>
<td>Oval</td>
</tr>
<tr>
<td>4  Helen Monger (resident/board member)</td>
<td>Oval</td>
</tr>
<tr>
<td>5  Andrea Hofling (works in the area/board member)</td>
<td>Oval</td>
</tr>
<tr>
<td>6  Byron R Green (resident/board member)</td>
<td>Oval</td>
</tr>
<tr>
<td>7  Chrysostomos (Chrys) Loizou (resident/board member)</td>
<td>Princes</td>
</tr>
<tr>
<td>8  Aseem Sheikh (works in the area/board member)</td>
<td>Princes</td>
</tr>
<tr>
<td>9  Mark Harrison (works in the area/board member)</td>
<td>Princes</td>
</tr>
<tr>
<td>10 Michael Keane (resident/board member)</td>
<td>Oval</td>
</tr>
<tr>
<td>11 Ross Davies (resident/board member)</td>
<td>Oval</td>
</tr>
<tr>
<td>12 Marilyn Evers (resident/board member)</td>
<td>Oval</td>
</tr>
<tr>
<td>13 Abby Crisostomo, (resident)</td>
<td>Oval</td>
</tr>
<tr>
<td>14 Peter Turlik (resident)</td>
<td>Princes</td>
</tr>
<tr>
<td>15 Rodney Ovenden (resident)</td>
<td>Princes</td>
</tr>
<tr>
<td>16 Veronica Ledwith (resident)</td>
<td>Bishops</td>
</tr>
<tr>
<td>17 Polly Freeman (resident)</td>
<td>Oval</td>
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<tr>
<td>18 Elizabeth Scott (resident)</td>
<td>Princes</td>
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<tr>
<td>19 Claire O'Brien (resident)</td>
<td>Princes</td>
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<tr>
<td>20 Chris Law (works in the area)</td>
<td>Oval</td>
</tr>
<tr>
<td>21 Katie Hunter (resident)</td>
<td>Oval</td>
</tr>
</tbody>
</table>

*The above list of KOVF members was provided to the Council by the applicant to support their neighbourhood area.*
and neighbourhood forum applications. The applicant has been made fully aware this list will feature in a Cabinet Report as part of the decision making process. The above list includes 13 elected board members of the proposed KOVF. The applicant selected a further 8 additional members who contributed to the preparation of the neighbourhood area and neighbourhood forum applications. For brevity KOVF’s additional 674 members are not listed in this report.

Table 2. The Kennington, Oval & Vauxhall Forum Constitution

1. Purpose and Objectives
1.1 The name of the Association shall be Kennington, Oval & Vauxhall Forum. Its purpose is to foster public involvement in policy making and service provision at community level and promote and improve the social, economic and environmental wellbeing of the area defined in Article 2 (“the defined area”).
1.2 In particular, in the defined Area, the Forum shall:
i. Involve local people in shaping and strongly influencing Council and other agencies’ policies and programmes;
ii. Understand what local people want for their area;
iii. Demand timely consultation with the Council to raise awareness of Council initiatives at local level;
iv. Provide a platform for local people to voice their views;
v. Monitor and comment on the impact of Council policies, programmes and performance on local communities;
vi. Act as a proactive voice on behalf of the local communities in the area, proposing initiatives and identifying specific priorities and problems;
vii. Identify, where possible, opportunities for regeneration and investment, while protecting and enhancing the historic and diverse character of the area;
viii. Use influence to help promote and market the area;
ix. Strengthen the role of ward councillors as elected representatives.
xi. Seek to promote a neighbourhood plan for all or part of the area.
2. Area
Kennington, Oval & Vauxhall Forum shall serve the area shown on the attached map (Appendix A), that is, that part of the London Borough of Lambeth south of Lambeth Road and north of the southern boundary of Oval Ward
3. Membership
Membership of the Forum shall be open to anyone with an interest in the area as defined. There shall be a list of registered voting members. Registered members only shall be entitled to vote at Forum Meetings. Registration is by filling in a form which will be available at meetings or on request from the Secretary.
3.1 There shall be five categories of membership:
1. Representatives of residents’ and tenants’ associations within the defined area;
2. Representatives of other membership-based societies and community groups in the defined area;
3. Representatives of local businesses;
4. Representatives of public bodies and other public service providers;
5. Individuals who live or work in, or who are elected members of the London Borough of Lambeth for wards any part of which falls within, the defined area.
The Forum shall have the power to introduce a membership subscription.
4. Annual General Meeting/Extraordinary General Meetings
4.1 The Annual General Meeting (AGM) of the Forum shall be held not more than 15 months after the date of the previous AGM.
4.2 There shall be a minimum of 28 days’ notice of the meeting.
4.3 The business of the AGM shall be:
• To receive from the Executive Committee a report on the year’s activities;
• To receive the annual accounts of the previous year, independently approved;
• To elect Executive Committee members;
• To receive reports as organised by the Executive Committee.
4.4 An Extraordinary General Meeting (EGM) shall be convened at any time by the Chair on behalf of the Executive Committee or on receipt of a written request for such a meeting signed by at least 10% of the membership and specifying the business to be transacted. The Committee must convene the EGM within 35 days of receipt of a valid written request. A minimum of 21 days’ notice shall be given for an EGM.

4.5. Voting decisions at an AGM or EGM, other than on changes to the constitution, shall be made by simple majority, the Chair having the casting vote.

5. Executive Committee and Officers

5.1. At its annual meeting (AGM) the Forum shall elect from its membership an Executive Committee with a maximum of 20 members. The Executive Committee shall appoint a Chair (who shall also be Chair of the Forum), Secretary, Treasurer and other honorary officers at the first Executive Committee meeting.

5.2. Nomination for election to the committee, with proposer and seconder, both Forum members, must be in writing and received by the Chair or Secretary 10 days before the start of the annual meeting.

5.3. Members of the Executive Committee holding office shall retain the office for not more than three consecutive years.

5.4. The Executive Committee shall have the power to co-opt to full any casual vacancy on the Committee.

6. Meetings

6.1. Forum meetings are public meetings and there shall be a minimum of 4 meetings a year. The public are welcome to attend. Non-members may speak at these meetings but only members may vote.

6.2. The quorum for Forum meetings shall be a minimum of 20 members.

7. Finance

7.1. The financial year of the Forum shall be 1 April to 31 March.

7.2. The Honorary Treasurer shall, on behalf of the Forum, maintain a bank account in the name of The Kennington, Oval & Vauxhall Forum.

7.3. There shall be 5 signatories of the bank account. All cheques must be signed by two of the designated signatories.

7.4. The Treasurer shall prepare a written report for the AGM and also report to each Executive Committee meeting.

8. Code of Conduct Defined in Appendix B

9. Amendments to this Constitution

The Constitution may only be amended at an AGM or EGM, if two-thirds of members present and voting are in favour, provided 21 days’ notice of the proposed amendment has been posted or delivered to all members at their last known address.

10. Winding up The Forum may be dissolved by resolution at an AGM or EGM, if two-thirds of members present and voting are in favour, provided that 21 days’ notice of the proposed resolution has been posted or delivered to all members at their last known address. In the event of dissolution, any surplus funds shall be transferred to one or more organisation having objects similar to the Association, chosen by the Executive Committee and approved at the meeting when the decision to dissolve the Forum is taken.
Neighbourhood Plan for Kennington Oval and Vauxhall

KOV Forum is intending to deliver a neighbourhood plan in our area and needs your involvement as we are now ready to present our formal application to Lambeth Council.

What is a Neighbourhood Plan?

A neighbourhood plan (NP) is a set of policies which allows communities to focus the planning system closer to their wishes for their area whilst remaining consistent with the strategic policies of the existing planning guidance. In our case, a neighbourhood plan would need to be consistent with Lambeth’s Core Strategy (due to be replaced by the Lambeth Local Plan later this year). Once adopted, a neighbourhood plan overrides non-strategic policies and means that developers need to meet the policies set by local people as part of designing buildings they propose to construct or alter.

Time to Apply

In October 2014 KOVF changed its Constitution to make itself legally ready to be designated by Lambeth Council as the Neighbourhood Planning body for our area. For the last three months KOVF has been raising the NP profile, gathering and analysing information about employment, open space and building types with help from graduate students at the University College London Bartlett School of Planning.

What happens next?

Lambeth will conduct a consultation on our application, to determine whether we can be designated to start the neighbourhood planning process. If designated, then we talk to as wide a range of people and interests as possible, and taking particular care to reach “the parts that other consultations do not reach” so as to provide proposals. Once this is complete further consultation takes place on the draft NP culminating in a formal examination by an independent planning inspector. Once approved by the planning inspector the NP is put to the electorate in a referendum in order to be adopted. We are one of the larger NP areas, with complicated issues, so this process is likely to take about two years to complete.

How to get involved

We need interested individuals and businesses, to come to our KOVF Planning Group public meeting at 7 pm on 15 April at the Carmelita Centre, see some of the UCL graduate student material, and sign up to help on NP issues.

If you are a representative of a Residents’, Tenants’, Amenity or Friends Group active in the KOVF area, please check the table at the end of this message. We want to be able to reach groups like yours quickly, but we have found that existing lists of groups and contacts are often out of date. So please email us at forumkov@gmail.com, if we have the wrong contact, or to fill in the gaps, or to add a group that we have missed. And because we want to reach all parts of our varied community, we are also interested in hearing from schools, churches and any other organisations who think their members have something they want to bring to this process.
Appendix 3: The Results of the Publication of the Kennington, Oval and Vauxhall Forum and Area Applications

<table>
<thead>
<tr>
<th>Responder Ref</th>
<th>Respondent</th>
<th>Supportive</th>
<th>Not Supportive</th>
<th>Other views</th>
</tr>
</thead>
<tbody>
<tr>
<td>R001</td>
<td>Office of Rail and Road</td>
<td>No comment</td>
<td>No comment</td>
<td>Acknowledgement of the publication.</td>
</tr>
<tr>
<td>R002</td>
<td>Health and Safety Executive</td>
<td>No comment</td>
<td>No comment</td>
<td>Would like to be consulted on future neighbourhood planning consultations. Any respective neighbourhood plan would need to have due regard to major hazard installations and major hazard pipelines.</td>
</tr>
<tr>
<td>R003</td>
<td>Equality and Human Rights Commission</td>
<td>No comment</td>
<td>No comment</td>
<td>Local, parish and town councils and other public authorities, as well as organisations exercising public functions, have obligations under the Public Sector Equality Duty (PSED) in the Equality Act 2010 to consider the effect of their policies and decisions on people sharing particular protected characteristics. The PSED is an on-going legal requirement and must be complied with as part of the planning process.</td>
</tr>
<tr>
<td>R004</td>
<td>Marine Management Organisation</td>
<td>No comment</td>
<td>No comment</td>
<td>Acknowledgement of the publication.</td>
</tr>
<tr>
<td>R005</td>
<td>Natural England</td>
<td>No comment</td>
<td>No comment</td>
<td>Should be consulted on the development of any neighbourhood plan. Must be consulted on SEA, HRA and EIA where required.</td>
</tr>
<tr>
<td>R006</td>
<td>Highways England</td>
<td>No comment</td>
<td>No comment</td>
<td>Acknowledgement of the publication.</td>
</tr>
<tr>
<td>R007</td>
<td>Environment Agency</td>
<td>No comment</td>
<td>No comment</td>
<td>Any future neighbourhood plan should support flood risk management measures as set out in the Lambeth Strategic Flood Risk Assessment and the Flood Risk Management measures in the TE2100 plan.</td>
</tr>
<tr>
<td>R008</td>
<td>Historic England</td>
<td>No comment</td>
<td>No comment</td>
<td>The area covered by the proposed Neighbourhood Forum includes a number of designated heritage assets including nine conservation areas, of which one is only partially within the proposed area. There are also 192 Listed Buildings of which 10 are Grade II*, as well as Kennington Park which is on the Register Parks and Gardens of Special Historic Interest at Grade II. Seven Archaeological Priority Areas are within the proposed Neighbourhood area and the projected line of the 17th century civil war defences for London passes through the area. We note that the St Marks Conservation Area extend outside of the proposed boundary of the Neighbourhood Forum. We would normally advocate that plans should respect pre-defined conservation area boundaries as clearly defined character areas. This also helps ensure a consistency of historic environment policies and guidance. However, we appreciate that there may be advantages wider than those for the historic environment in incorporating only parts of a conservation area.</td>
</tr>
</tbody>
</table>
Map 1 shows the boundary extending to the mid-point of the river clarification is therefore sought on this.

Council response

The proposed neighbourhood area boundary follows the Lambeth ward boundary. Any neighbourhood plan has to be in accordance with the Lambeth Local Plan which covers the same boundary. If these applications are approved the PLA would be engaged with the development of any future neighbourhood plan to ensure it would not restrict any operations of the PLA.

<table>
<thead>
<tr>
<th>R009</th>
<th>Port of London Authority</th>
<th>No comment</th>
<th>No comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>R0010</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0011</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0012</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0013</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0014</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0015</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0016</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0017</td>
<td>Local resident</td>
<td>No comment</td>
<td>No comment</td>
</tr>
<tr>
<td>R0018</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0019</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0020</td>
<td>Yes</td>
<td>No comment</td>
<td></td>
</tr>
<tr>
<td>R0021</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0022</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0023</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0024</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
<tr>
<td>R0025</td>
<td>Local resident</td>
<td>Yes</td>
<td>No comment</td>
</tr>
</tbody>
</table>
Appendix 4: The Kennington, Oval and Vauxhall Neighbourhood Area and Neighbourhood Forum Designation Checklist of Statutory Requirements

<table>
<thead>
<tr>
<th>Neighbourhood Area Requirements under the Neighbourhood Planning Regulations 2012 and Town and Country Planning Act 1990</th>
<th>Complied/Not Complied with in the Neighbourhood Area Application</th>
</tr>
</thead>
<tbody>
<tr>
<td>A map which identifies the area to which the area application relates</td>
<td>Yes. Appendix 1. Map 1(a). A map of the proposed neighbourhood area was formally submitted to the Council by the applicant as part of the neighbourhood area application. This is Map (a) in Appendix 1. Officer comment Complied with.</td>
</tr>
<tr>
<td>A statement explaining why the area is considered appropriate</td>
<td>Yes. Applicant Statement: The area chosen reflects the neighbourhood area in which members have collectively operated since the inception of The Kennington, Oval and Vauxhall Forum for at least the last decade. The Forum includes: commercial areas represented at present by Vauxhall One, the Business Improvement District (BID); other commercial areas; local residents; tenants and leaseholder groups; and local interest groups such as libraries and parks. Officer comment Complied with.</td>
</tr>
<tr>
<td>A statement that states that the relevant body making the area application is a relevant body for the purposes of section 61G of the Town and Country Planning Act 1990.</td>
<td>Yes. Appendix 2. Applicant Statement: KOV Forum is an existing body set up with a constitution that exists to foster public involvement in policy making and service provision at local level. It is funded by the Lambeth Forums Network and is the relevant eligible body for the area. Officer comment Complied with.</td>
</tr>
<tr>
<td>Neighbourhood Forum Requirements under the Neighbourhood Planning Regulations 2012 and Town and Country Planning Act 1990</td>
<td>Complied/Not Complied with in the Neighbourhood Forum Application</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Name of the proposed Neighbourhood Forum</td>
<td>Yes. Kennington Oval and Vauxhall Forum (KOVF). Officer comment Complied with.</td>
</tr>
<tr>
<td>A copy of the written constitution of the forum</td>
<td>Yes. Appendix 2. See Appendix 2. Officer comment Complied with.</td>
</tr>
<tr>
<td>A name of the neighbourhood area and a map which identifies the area</td>
<td>Yes. Appendix 1 Map (a). The applicant has identified the proposed Kennington Oval and Vauxhall neighbourhood area and provided a map the area of which is shown in Appendix 1 Map (a). Officer comment Complied with.</td>
</tr>
<tr>
<td>The contact details of at least one member</td>
<td>Yes. David Boardman, Flat 1, 39 Chester Way, London SE11 4UR Officer comment Complied with.</td>
</tr>
<tr>
<td>A statement to show the proposed forum is established for the express purpose of promoting or improving the social, economic and environmental wellbeing of an area that consists of or includes the neighbourhood area concerned.</td>
<td>Yes. Appendix 2. Applicant Statement: The applicant’s stated purpose is outlined in the submitted constitution in Appendix 2. This sets out that the KOVF aims to: act as a proactive voice on behalf of the local communities in the area, proposing initiatives and identifying specific priorities and problems; identify where possible opportunities for regeneration and investment, while protecting and enhancing the historic and diverse character of the area; use influence to help promote and market the area; and identify ways of improving the local environment and amenity. Officer comment Complied with.</td>
</tr>
<tr>
<td>Its membership must be open to individuals who live or work in the neighbourhood area or who are elected members in the borough.</td>
<td>Yes. Appendix 2. The applicant has confirmed (in its Applicant Statement) that membership is open to all and that it includes at least 21 members who live in the area, work in the area or who are a local elected member.</td>
</tr>
</tbody>
</table>
The membership must include a minimum of 21 individuals

Officer comment
Complied with.

Yes. Appendix 2.

The applicant has provided details of at least 21 members.

Each of whom:

- Lives in the area concerned; or
- Works in the area; or
- Is an elected member of the borough council

Officer comment
Complied with.

Yes. Appendix 2.

It has a written constitution

Officer comment
Complied with.

Yes. Appendix 2.

The applicant’s constitution is on its website and attached as Appendix 2.

An LPA must have regard to the desirability of designating a body.

Whose membership includes at least one individual who lives, who works and is an elected member

Officer comment
Complied with.

Yes. Appendix 2.

The applicant’s membership records show all three categories of member.

Whose membership is drawn from different places

Yes. Map (b) at Appendix 1.

The spread of the applicant’s membership is shown in the postcode map of membership at Map (b) at Appendix 1.

Officer comment
Complied with.

Whose purpose reflects the character of that area

Yes. Appendix 2.

The report contains an assessment of how KOVF’s purpose reflects the character of the area.

Officer comment
Complied with.

Appendix 5: Equalities Impact Assessment

[Inserted as a separate document]