

**APPENDIX E – Fenwick estate****Background**

1.1 Fenwick is a post-war estate with some blocks from the 1940s and others built in the 1960s and 1970s. It comprises low rise 1-2 storey blocks and medium rise 3 storey, 4 storey and 5 storey blocks.

1.2 The estate is primarily council owned with 414 homes, of which 127 are leasehold and 16 freehold under private ownership.



1.3 Overall, 30% of the Fenwick Estate doesn't comply with the Decent Home Standard and this increases to 56% on the low rise, 1-2 storey blocks. Lambeth Living has previously estimated that the total cost of refurbishment works on Fenwick Estate would be around £20m. The cost is significant and the Council considers it would be prudent to look at improvement of the estate holistically and review a range of refurbishment and redevelopment options as part of a wider estate regeneration programme. A sample stock condition survey has been commissioned. Residents at Fenwick expect LHS works to be programmed shortly.

1.4 To date, consultation with the Fenwick TRA and residents across the estate has focused solely on the three opportunity sites on one side of the estate. A planning application will shortly be made for 55 new homes and a replacement Fenwick Hall to be delivered by TfL in fulfilment of an offsite Section 106 Agreement from the Northern Line Extension at Vauxhall.

**Resident Engagement**

1.5 Consultation with residents on the potential for regeneration of the wider estate at Fenwick will begin in September this year.

1.6 A Housing Needs Survey has been carried out and will inform the future feasibility work.

**Other Considerations**

1.7 Legal due diligence has been carried out to confirm that the Council owns the freehold of the estate. There are, however, 16 properties on Fenwick that were disposed of as freeholds. If an option requiring demolition is chosen, a CPO would only be required where freehold properties have not been acquired at the time that any planning permission is secured.

1.8 A planning application will be made shortly for the infill scheme, which

involves the creation of new housing on infill sites and on the site of the current community hall. The proposed residential development would include a re-provided community hall. The development approach could also facilitate a decanting of existing residents elsewhere on the estate to allow for the redevelopment of the wider estate in a phased manner.

1.9 In terms of the wider regeneration of the Fenwick estate, a number of constraints have been identified:

- Network Rail line to south of estate
- Existing trees on the site and around the boundary impact on potential for development
- 16 of the houses are in private freehold ownership
- The condition of some homes means that residents are concerned at any further delay to the LHS works
- A significant programme of ‘meanwhile’ works is likely to be required if redevelopment is proposed
- If a partial redevelopment option is proposed, the cost of bringing retained homes up the Lambeth Housing Standard will need to be considered as part of the overall project costs

#### **CGI of some of the proposed new homes**



Annex 1

Plan of Fenwick Estate

