Appendix D

Log of consultation and engagement – South Lambeth Estate regeneration

<table>
<thead>
<tr>
<th>Drop-in sessions</th>
<th>Households represented</th>
<th>Tenants</th>
<th>Leaseholders</th>
</tr>
</thead>
<tbody>
<tr>
<td>December 2014</td>
<td>29</td>
<td>16</td>
<td>13</td>
</tr>
<tr>
<td>February 2015</td>
<td>19</td>
<td>13</td>
<td>6</td>
</tr>
<tr>
<td>April 2015</td>
<td>31</td>
<td>18</td>
<td>13</td>
</tr>
<tr>
<td>June 2015</td>
<td>45</td>
<td>28</td>
<td>17</td>
</tr>
<tr>
<td>August 2015</td>
<td>35</td>
<td>18</td>
<td>17</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Business briefing**

*May 2015*  
4 retail units engaged  
100% of retail units on estate

**Door-knocking**

*June 2015*  
32 households

**Surgery (Wimborne House)**

*July 2015*  
11 households

**TRA meeting (Wimborne House)**

*June 2015*  
26 households

**Estate Fun Day**

*September 2015*  
32 households

i. In total, 113 different households have been engaged from across the estate (55%)

ii. From the low rise blocks we have engaged 72 households out of 101 (71%)

iii. With the Household Needs Survey, this figure increases to 163 households (80% of residents)

iv. South Lambeth Estate yielded the highest completion of Household Needs Surveys of all the 6 estates (68% response rate)

v. Three estate newsletters published to date (September 2015)

**Breakdown per block**

<table>
<thead>
<tr>
<th>(Low rise blocks)</th>
<th>Households engaged</th>
<th>Total properties in block</th>
<th>Percentage engaged</th>
</tr>
</thead>
<tbody>
<tr>
<td>Broadstone House</td>
<td>16</td>
<td>21</td>
<td>76%</td>
</tr>
<tr>
<td>Osmington House</td>
<td>18</td>
<td>26</td>
<td>69%</td>
</tr>
<tr>
<td>Swanage House</td>
<td>22</td>
<td>28</td>
<td>79%</td>
</tr>
<tr>
<td>Sturminster House</td>
<td>12</td>
<td>14</td>
<td>86%</td>
</tr>
<tr>
<td>Verwood House</td>
<td>4</td>
<td>12</td>
<td>33%</td>
</tr>
<tr>
<td>Wimborne House</td>
<td>41</td>
<td>104</td>
<td>39%</td>
</tr>
</tbody>
</table>
**SOUTH LAMBETH ESTATE: CONSULTATION AND ENGAGEMENT TO DATE**

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
<th>Where</th>
<th>Led by</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday 1st December 2014</td>
<td>First letter explaining the regeneration project and inviting residents to the first drop in</td>
<td>All Homes</td>
<td>Regeneration Team</td>
<td></td>
</tr>
<tr>
<td>Wednesday 10th December 2014</td>
<td>Drop-in session # 1</td>
<td>Foyer, Wimborne House</td>
<td>Pollard Thomas Edwards</td>
<td>29 households represented: 16 tenants, 13 leasehold</td>
</tr>
<tr>
<td>Thursday 5th February 2015</td>
<td>Briefing for Councillors</td>
<td>Lambeth Town Hall</td>
<td>LB Lambeth Regen Team</td>
<td>19 households represented: 13 tenants, 6 leasehold</td>
</tr>
<tr>
<td>Wednesday 11th February 2015</td>
<td>Drop-in session # 2</td>
<td>Bolney Meadow Community Centre, Dorset Road</td>
<td>LB Lambeth / Pollard Thomas Edwards</td>
<td></td>
</tr>
<tr>
<td>Friday 13th March 2015</td>
<td>Second South Lambeth Estate regeneration newsletter produced</td>
<td>All Homes</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Thursday 16th and Saturday 18th April 2015</td>
<td>Drop-in session # 3 and 4</td>
<td>Bolney Meadow Community Centre, Dorset Road</td>
<td>LB Lambeth Regen Team / Pollard Thomas Edwards</td>
<td>31 households represented: 18 tenants, 13 leasehold</td>
</tr>
<tr>
<td>Wednesday 6th May 2015</td>
<td>Briefing for businesses</td>
<td>Meeting room, Zarco Delicatessen, Dorset Road</td>
<td>LB Lambeth Regen Team</td>
<td>All retail units engaged (4 businesses)</td>
</tr>
<tr>
<td>Monday 1st June 2015</td>
<td>Meeting with local business’ Mar Azul restaurant (Clapham Road)</td>
<td>Mar Azul Restaurant</td>
<td>LB Lambeth Regen Team</td>
<td>Met with proprietor, his architect and accountant</td>
</tr>
<tr>
<td>Tuesday 2nd June 2015</td>
<td>Presentation to Wimborne House TRA</td>
<td>Caretaker’s Office, Wimborne House</td>
<td>Wimborne House TRA / LB Lambeth Regen Team</td>
<td>26 households in attendance</td>
</tr>
<tr>
<td>Wednesday 3rd June 2015</td>
<td>South Lambeth Estate regeneration newsletter # 3</td>
<td>All Homes</td>
<td>LB Lambeth Regen Team/ PTE</td>
<td></td>
</tr>
<tr>
<td>Thursday 4th June 2015</td>
<td>Door-knocking on estate</td>
<td>Low Rise Blocks</td>
<td>LB Lambeth Regen Team</td>
<td>Engaged with 32 households</td>
</tr>
<tr>
<td>Thursday 11th and Saturday 13th June 2015</td>
<td>Drop-in session # 5</td>
<td>Bolney Meadow Community Centre, Dorset Road</td>
<td>LB Lambeth Regen Team/ Pollard Thomas Edwards</td>
<td>45 households represented: 28 tenants, 17 leasehold</td>
</tr>
<tr>
<td>Monday 20th July 2015</td>
<td>Inaugural Resident Engagement Panel</td>
<td>Caretaker’s Office, Wimborne House</td>
<td>LB Lambeth Regen Team</td>
<td>5 Residents</td>
</tr>
<tr>
<td>Thursday 23rd July 2015</td>
<td>Surgery</td>
<td>Wimborne House</td>
<td>LB Lambeth Regen Team</td>
<td>11 Households</td>
</tr>
<tr>
<td>Friday 31st July 2015</td>
<td>Door-knocking on estate</td>
<td>Low Rise Blocks</td>
<td>LB Lambeth Regen Team</td>
<td>Engaged with 10 households</td>
</tr>
<tr>
<td>Monday 17th August 2015</td>
<td>Estate Walk About</td>
<td>Open Spaces</td>
<td>LB Lambeth Regen Team</td>
<td></td>
</tr>
<tr>
<td>Monday 24th August 2015</td>
<td>Resident Engagement Panel # 2</td>
<td>Caretaker’s Office, Wimborne House</td>
<td>LB Lambeth Regen Team</td>
<td>6 Residents</td>
</tr>
<tr>
<td>Date</td>
<td>Activity</td>
<td>Where</td>
<td>When</td>
<td>Led by</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>-----------------------------------------------------------------------</td>
<td>---------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>31st August 2015</td>
<td>Personal Letter to residents who had not been to an event</td>
<td>40 Homes</td>
<td>LB Lambeth Regen Team</td>
<td>Resulted in personal contact to visit</td>
</tr>
<tr>
<td>Thursday 3rd September 2015</td>
<td>Drop-in session # 6</td>
<td>Bolney Meadow Community Centre, Dorset Road</td>
<td>LB Lambeth Regen Team / Pollard Thomas Edwards</td>
<td>35 households represented: 18 tenants, 17 leasehold</td>
</tr>
<tr>
<td>Friday 4th September 2015</td>
<td>South Lambeth Estate regeneration newsletter # 4</td>
<td>All Homes</td>
<td>LB Lambeth Regen Team / Pollard Thomas Edwards</td>
<td></td>
</tr>
<tr>
<td>Monday 7th September 2015</td>
<td>Surgeries</td>
<td>Wimborne House and Caretakers Office</td>
<td>LB Lambeth</td>
<td>3 households</td>
</tr>
<tr>
<td>Thursday 10th September 2015</td>
<td>Visits to vulnerable households</td>
<td>Wimborne and Swanage</td>
<td>LB Lambeth</td>
<td>Visited four properties</td>
</tr>
<tr>
<td>Saturday 12th September 2015</td>
<td>Door Knocking</td>
<td>All Blocks</td>
<td>LB Lambeth Regen Team</td>
<td>100+ door knocked properties</td>
</tr>
<tr>
<td>Saturday 12th September 2015</td>
<td>Estate Fun Day</td>
<td>Cobbett Street (rear of Wimborne House)</td>
<td>LB Lambeth / Pollard Thomas Edwards</td>
<td>32 households attended</td>
</tr>
</tbody>
</table>

**DRAFT PROGRAMME GOING FORWARD:**

<table>
<thead>
<tr>
<th>Date</th>
<th>Activity</th>
<th>Where</th>
<th>When</th>
<th>Led by</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monday 21st September 2015</td>
<td>Letter to all residents informing them of the Cabinet recommendation</td>
<td>All Homes</td>
<td></td>
<td>LB Lambeth Regen Team</td>
</tr>
<tr>
<td></td>
<td>Translated version sent to Portuguese households</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wednesday 23rd September 2015</td>
<td>Visits arranged to residents who need translation</td>
<td>4 Residents</td>
<td></td>
<td>LB Lambeth Regen Team and PEP officer</td>
</tr>
<tr>
<td>28th September</td>
<td>Resident Engagement Panel Meeting</td>
<td>Caretakers office</td>
<td>6:30 – 8pm</td>
<td>Council Officers/Ward Members</td>
</tr>
<tr>
<td>Thursday 1st October 2015</td>
<td>Residents Tour</td>
<td>To other estates</td>
<td>All Day</td>
<td>PTE</td>
</tr>
<tr>
<td>September/October</td>
<td>Appointment of Masterplanners</td>
<td>TBC</td>
<td>TBC</td>
<td>REP members and Council Officers</td>
</tr>
<tr>
<td></td>
<td>Appointment of Independent</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Date</td>
<td>Event Description</td>
<td>Location</td>
<td>Time</td>
<td>Organizer</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------------------------------------------------</td>
<td>---------------------------</td>
<td>-----------</td>
<td>-----------------------------------------------</td>
</tr>
<tr>
<td>w/c 12th October</td>
<td>Homeowner workshop</td>
<td>Bolney Meadow</td>
<td>5-7pm</td>
<td>LB Lambeth Regen Team</td>
</tr>
<tr>
<td></td>
<td>Tenants Workshop</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>w/c 19th October</td>
<td>Newsletter – Cabinets Decision</td>
<td>South Lambeth Estate</td>
<td>All</td>
<td>LB lameth Regen Team / PTE</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>w/c 26th October</td>
<td>Resident Engagement panel meeting</td>
<td>Caretakers Office</td>
<td>6:30-8pm</td>
<td>LBL Council Officers/Ward members</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>w/c 9th November</td>
<td>Wider Stakeholders Meeting</td>
<td></td>
<td>7 - 8:30pm</td>
<td>LB Lambeth Regen Team</td>
</tr>
<tr>
<td>Ongoing</td>
<td>Fortnightly/weekly surgeries</td>
<td>Caretakers Office</td>
<td></td>
<td>LBLambeth Regen Team</td>
</tr>
<tr>
<td>October 2015 – Summer 2016</td>
<td>A range of events to be confirmed following the appointment of Masterplanners.</td>
<td>TBC</td>
<td></td>
<td>LB Lambeth Regen Team / Masterplanners</td>
</tr>
</tbody>
</table>
Date: 1st December 2014

To All Residents of South Lambeth Estate.

Dear Resident,

New Council homes on the South Lambeth estate
Drop In Session Wimborne House - 10th December 2015 5-8pm

We know the shortage of affordable housing in Lambeth is a real worry for local people. That's why we’re looking at ways to build new Council homes and improve existing ones. We think there is potential on the South Lambeth estate to do this and want to work with you in developing the idea together.

To be clear from the start, this is not a private development. We are not selling the estate to private developers or a housing association, this will be a Council development and the new homes will be homes owned by the Council.

So, the next step is to meet with you and your neighbours to find out more from you about life on the South Lambeth estate. Your local ward councillors will also be involved. We think it’s important to start these conversations as soon as possible and will bring in urban design experts and people who've worked on projects like this before, to make sure your views are heard and options can be discussed openly and honestly with everyone.

We will begin with a drop in session on the 10th December 2014, between 5-8pm, which will be held in the meeting room at the bottom of Wimborne House. We would invite you to come along to the drop session to meet the Regeneration Team and the Architects. We will be holding further workshops, information and consultation sessions in the New Year.

It takes a long time to build new homes and if all goes well, the earliest you’ll see completed new homes on the South Lambeth estate will be 2019. So we hope to agree an outline plan for new homes and improvements to existing homes by June 2015.

Of course, day to day services continue as usual but if you have any questions please don’t hesitate to contact, your local housing office, myself, your ward councillors or members of your own Tenants and Residents Association.

Your faithfully

Lucia Deere
Estates Regeneration Manager
SOUTH LAMBETH ESTATE REGENERATION

You can speak to a member of the team directly by telephoning 0207 926 4166

You can find out more about the regeneration of South Lambeth Estate by visiting:
www.lambeth.gov.uk/southlambethestate

You can also follow us on Twitter:
https://twitter.com/South_Lambeth

You can make suggestions (suggestion box is in the concierge suite at Wimborne House on Dorset Road)

We hold regular drop-in sessions where you can discuss the future of the estate with council officers and architects.

We produce a regular newsletter.

We will be holding weekly surgeries on the estate in August (further details will be provided in the next newsletter).

We will be holding an Open Day on the estate for people of all backgrounds and ages.
16 March 2015

[Name and address of tenant]

Dear [Name of tenant]

South Lambeth Estate

The Council is talking to the residents of South Lambeth about the future of the estate and the options for investing in the estate through housing regeneration. Over the coming months the Council is looking to determine a preferred option/s for taking forward the regeneration of the estate. During March 2015, a Household Needs Survey will be undertaken by Acuity Research and Practice Limited. This is an important survey which will help the Council understand the housing needs of the households of South Lambeth Estate.

Full details of how the survey will be undertaken are set out below.

The Household Needs Survey

The household needs survey will be started during the week commencing Monday 23 March 2015.

Why are we undertaking a household needs survey?

The purpose of the survey is to allow the Council to understand better the current household needs of the community at South Lambeth Estate. This information can then be used to help inform the detailed development of any regeneration proposals for the estate. It will also help the Council to determine the numbers and mix of replacement homes that would need to be provided in the event that any homes were to be demolished.

In particular we would like to find out:

- The size of property you require (the age and gender of your children and other dependants in the household);
THE REGENERATION OF YOUR ESTATE

INFORMATION FOR SECURE TENANTS

IF YOU ARE A COUNCIL TENANT,

YOU WILL BE ABLE

TO CONTINUE LIVING ON YOUR ESTATE
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
Dear Proprietor

BRIEFING FOR BUSINESSES – SOUTH LAMBETH ESTATE REGENERATION

I am writing to inform you that the Council has identified South Lambeth Estate for inclusion in its estates regeneration programme and new homes will be developed on the estate as Lambeth invests in its housing.

This is likely to mean that redevelopment of a number of properties will take place and you could be affected.

We would like to work closely with all residents and businesses to ensure that they are kept fully informed throughout the process and have the opportunity to shape the regeneration of South Lambeth.

I would like to invite you to a meeting with other local business people in the regeneration area where we can discuss the proposals in more detail.

Briefing for Businesses: Wednesday 6 May 2015 – 6.00 to 7.00pm in the foyer at Wimborne House, Dorset Road, London SW8 1AH.

Please RSVP to this invite by contacting me via the details below.

I look forward to hearing from you.

Yours sincerely

Marcus Shukla
Housing Projects Officer
Direct Line: 0207 926 4166
Email: southlambeth@lambeth.gov.uk

London Borough of Lambeth
Business Growth and Regeneration
3rd Floor Hambrook House
Porden Road
London SW2 5RW
Telephone: 0207 926 4166
www.lambeth.gov.uk
9 June 2015

[Name and address of tenant]

Dear [Name of tenant]

**Wimborne House: South Lambeth Estate Regeneration**

The Council has commissioned Baily Garner Building Surveyors Ltd to undertake stock condition surveys across a sample of properties on South Lambeth Estate. The first of the surveys will take place at Wimborne House, during the week beginning the 15th June 2015.

The purpose of the surveys is to establish the structural condition of Wimborne House.

Survey work will commence on **Monday 15 June**.

Baily Garner will write to all residents asking for you to contact them to arrange an appointment. They need to get into 10 properties to survey the internal flats. The surveyors will also be surveying the external areas of Wimborne House.

Baily Garner will produce an identification card when they call, please do not let anyone into your home without seeing their identification card, or if you feel uncertain.

Should you have any queries relating to this letter please telephone **0207 926 4166** or email: southlambeth@lambeth.gov.uk.

Yours sincerely

[Signature]

Marcus Shukla  
**Housing Projects Officer**  
Direct Line: 0207 926 4166.  
Email: southlambeth@lambeth.gov.uk
Monday 22 June 2015

Dear

South Lambeth Estate Regeneration Steering Group

We are establishing a Steering Group for the regeneration of South Lambeth Estate. The group will work with councillors, other residents, members of the Regeneration Team and key local stakeholders. The group will meet regularly and discuss issues related to the Regeneration of South Lambeth Estate. Steering Group members will be able to make recommendations and ensure that residents’ views are fed into the project.

To complete the group membership, we are looking for tenant and leaseholder representatives from the following blocks:

- Broadstone House
- Osmington House
- Sturminster House
- Swanage House
- Verwood House
- Wimborne House

If you are interested in becoming a member of the group, please contact the Regeneration Team: telephone 0207 926 4166 or email: southlambeth@lambeth.gov.uk by Friday 3 July.

Yours sincerely,

Marcus Shukla
Housing Projects Officer
Direct Line: 0207 926 4166
Email: southlambeth@lambeth.gov.uk

London Borough of Lambeth
Business Growth and Regeneration
3rd Floor Hambrock House
Porden Road
Brixton SW2 5RW

Telephone: 0207 926 4166
www.lambeth.gov.uk
What special needs you or members of your family have (disabilities, medical conditions etc.) that affect the type of housing that you need? and

Other household information (car parking, vehicles owned, employment, and equality monitoring)

**How will the survey be undertaken?**

**Acuity Research & Practice Limited** will carry out the surveys on the Council’s behalf. Acuity will send out postal survey questionnaires with a stamped addressed envelope for you to return the questionnaire and a stated return date.

Please note that the questionnaire should be completed by the named tenant or joint tenant or the named homeowner. If you wish to nominate another member of the household to complete the survey on your behalf please confirm this on the form. Completion of the survey is voluntary however it will help the Council identify the types of housing needed on the estate.

Your participation in this important survey will be much appreciated. As an incentive we are offering four prizes of £50 shopping vouchers to residents who answer the questionnaire. Names will be ‘drawn out of a hat’ on completion of the survey. If you do not wish to participate in the survey please confirm this on the returned form.

The Council will ensure that any personal or sensitive information given to them will be treated in the strictest confidence and in accordance with the Data Protection Act 1998.

Two weeks after the survey has been delivered a postcard will be sent to residents as a reminder to return the survey.

Should you have any queries relating to this letter please telephone **0207 926 3649** or email: **southlambeth@lambeth.gov.uk**.

Yours sincerely

Marcus Shukla
**Housing Projects Officer**
Direct Line: 0207 926 3649
Email: **southlambeth@lambeth.gov.uk**
Monday 13 July 2015

Dear

**South Lambeth Estate Regeneration Steering Group**

Thank you for expressing an interest in joining the South Lambeth Estate Regeneration Steering Group.

I am pleased to confirm that the first meeting will take place on **Monday 27 July** at the Caretaker’s Office, Wimborne House, Dorset Road (corner of Cobbett Street) from 6.30 to 8.00pm. At the meeting we will agree a Terms of Reference and how the group will work together going forward.

The next steps for the project include:

- Cabinet Report scheduled for 27.7.2015
- Visits to other regeneration projects (dates to be agreed)
- Estate-wide event (dates to be agreed)
- Next phase of project (detailed design and masterplanning)

These will be discussed in more detail at the meeting.

If you have any questions about the Steering Group or the regeneration of South Lambeth, please contact the team: email southlambeth@lambeth.gov.uk or telephone 0207 926 4166.

I look forward to seeing you on the 27th.

Yours sincerely,

Marcus Shukla  
**Housing Projects Officer**  
Direct Line: 0207 926 4166  
Email: southlambeth@lambeth.gov.uk

London Borough of Lambeth  
Business Growth and Regeneration  
7th Floor International House  
6 Canterbury Crescent  
London SW9 7qe  
Telephone: 0207 926 4166  
www.lambeth.gov.uk
Dear Resident

As you know your estate has been included in the council’s Estate Regeneration programme. This will give us the opportunity to improve the quality and size of homes on your estate, invest in the wider neighbourhood and increase the provision of new homes.

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 majority of which are families with children; and 1,300 families are living in severely overcrowded homes. That is why we are looking at rebuilding some of our estates to provide high quality homes for existing and new residents.

If a decision is made to rebuild any part of your estate we have made a firm commitment to re-provide every home. As a tenant you will have a right to a new lifetime home at council rent and as a homeowner there will be a series of offers available that will allow you to remain on the estate if you wish to.

We know how important your home is to you and that’s why we want to work closely with you as we consider how to make the best investment in the estate. I am writing to you to explain the next steps in the process and set out how you can find out more information and get involved in the coming months.

A Cabinet Report will be published on Lambeth’s website this Friday evening, ahead of a Cabinet meeting on 27 July. This report will provide an update on the consultation that has taken place so far and talk about how the process will continue. The report will not make any recommendation about the future of your estate. This report recommends that we:

1. **Continue with feasibility work towards confirming Masterplan objectives for your estate by the end of October 2015**

   This means we will as a minimum, identify which homes are to be replaced. We will also indicate how many new homes could be built on the estate. We anticipate that these proposals will also reflect the contributions of residents that emerge as part of the consultation process. Once these Masterplan objectives have been confirmed, we’ll continue to work with you in more detail on the look and feel of the estate.

2. **Authorise the procurement of a development management team to take forwards the regeneration or redevelopment of your estate**
This will involve appointing consultants to work with the Council and residents to develop a Masterplan for your estate.

3. Include residents in the process of procurement of the development management teams for your estate

We want to work with residents to make sure that we appoint consultants who will be most able to help shape a vision for your estate. We will do our best to make sure that this fits around your needs and are committed to providing training to help residents take part in the process.

We want to start the selection process for this team as soon as possible, since we know that delays and uncertainty can be stressful. We want to have this team ready to start work at the same time that the Masterplan aims are agreed.

The team will work out the timings for each stage of work on your estate so that we minimise the need to move anyone temporarily off the estate and make sure, as far as possible, that people only need to move once. For further detail on these recommendations, please do read further detail about your estate at [www.lambeth.gov.uk/southlambethestate](http://www.lambeth.gov.uk/southlambethestate).

So you can come and ask us any questions about any of the information in this letter, we’re organising a drop-in session on Thursday 23rd July between 5-7pm at Wimborne House Foyer, Dorset Road, SW8 1AH. You can also email us at southlambeth@lambeth.gov.uk or phone us on 0207 926 4166, and if you cannot attend the drop in session and would like to request a home visit to discuss any of this, please also contact these numbers.

If you have any other concerns, your local ward councillors are there to represent you and raise concerns on your behalf. You can get in touch with your ward councillors using the details below.

Cllr Imogen Walker  
iwalker@lambeth.gov.uk  
07946 216 941

Cllr Alex Bigham  
abigham@lambeth.gov.uk  
07814 566 011

Cllr Guilherme Rosa  
GRosa@lambeth.gov.uk  
07920 547 916

Yours sincerely

Cllr Matthew Bennett, Cabinet Member for Housing
31 July 2015

Dear South Lambeth resident

South Lambeth Estate regeneration

The Regeneration Team called today to talk to you about the regeneration proposals for South Lambeth Estate.

We want to hear from you, so please get in touch with us as it is important that you understand what is proposed for the future of the estate.

Please contact a member of the team on **0207 926 4166** and we can arrange another time to discuss the regeneration with you.

If it is more convenient, members of the Regeneration Team will be holding weekly surgeries in the Caretaker’s Office at Wimborne House, Dorset Road. The dates and times will be confirmed in our next newsletter.

Alternatively, you can find out more about the regeneration of South Lambeth Estate and contact the Regeneration Team by:

Email: southlambeth@lambeth.gov.uk
Blog: www.lambeth.gov.uk/southlambethestate
Twitter feed: https://twitter.com/South_Lambeth
Suggestion box - situated in Wimborne House concierge suite

Yours sincerely,

Estate Regeneration Team

Direct Line: 0207 926 4166
Email: southlambeth@lambeth.gov.uk
25 August 2015

Dear South Lambeth resident

South Lambeth Estate regeneration

The Council is holding another drop-in session where regeneration proposals for South Lambeth Estate will be presented, and we wish to ensure that all residents are aware of the regeneration proposals and how they will affect you.

A decision on the future of the estate will be taken by Council Cabinet in October and this drop-in is a further opportunity to discuss the proposals before then. If you have not attended a drop-in yet please try to come along as the regeneration proposals will mean that the low rise blocks on the estate: Broadstone, Sturminster, Verwood, Osmington and Swanage House will be recommended for redevelopment. The Council is still gathering information for the future of Wimborne House whether it will be retained or redeveloped as part of the development.

Details for the event are as follows:

| South Lambeth Estate regeneration drop-in session |
|-----------------|-----------------|
| Time:           | 4.30 to 7.30pm  |
| Date:           | Thursday 3rd September |
| Venue:          | Bolney Meadow Community Centre |
| Address:        | 31 Bolney Street, London SW8 1EZ |
|                 | (Please see map overleaf) |

We will also be holding an estate event on Saturday 12th September from 12 to 3.00pm, details will be sent to all residents.
You can find out more about the regeneration of South Lambeth Estate and contact the Regeneration Team by:

- Email: southlambeth@lambeth.gov.uk
- Blog: www.lambeth.gov.uk/southlambethestate
- Twitter feed: https://twitter.com/South_Lambeth
- Suggestion box - situated in Wimborne House concierge suite

Yours sincerely,

Estates Regeneration Team
Direct Line: 0207 926 4166
Email: southlambeth@lambeth.gov.uk
25 August 2015

Dear South Lambeth resident

**South Lambeth Estate regeneration**

The Council is holding a further drop-in session to enable residents to come along and discuss the regeneration proposals for South Lambeth Estate.

A decision on the future of the estate will be taken by Council Cabinet in October and this is a further opportunity to discuss the future of the estate. It is highly likely that this will involve the redevelopment of your home. We are aware that you have not attended one of our drop-in sessions to date, and we would urge you to come along to ensure you fully understand what is being proposed for the estate and how it affects you.

Council officers and representatives from the architects, Pollard Thomas Edwards, will be available to answer any questions that you have.

Details for the event are as follows:

<table>
<thead>
<tr>
<th><strong>South Lambeth Estate regeneration drop-in session</strong></th>
</tr>
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<tbody>
<tr>
<td><strong>Time:</strong> 4.30 to 7.30pm</td>
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</tr>
</tbody>
</table>

A map of Bolney Meadow Community Centre is provided overleaf.
Alternatively, if this is not convenient, you can make an appointment for Council officers to visit you in your home. Please telephone **0207 926 4166** or email **southlambeth@lambeth.gov.uk** if you would like to arrange a visit.

You can find out more about the regeneration of South Lambeth Estate or contact the Regeneration Team by:

- Email: southlambeth@lambeth.gov.uk
- Blog: www.lambeth.gov.uk/southlambethestate
- Twitter feed: https://twitter.com/South_Lambeth
- Suggestion box - situated in Wimborne House concierge suite

Yours sincerely,

**Estates Regeneration Team**
Direct Line: 0207 926 4166
Email: southlambeth@lambeth.gov.uk
Pollard Thomas Edwards and Lambeth Council are holding another drop-in consultation event where we will be sharing the developing ideas for more affordable housing for Lambeth’s residents on the former South Lambeth Estate.

NEXT RESIDENTS’ DROP-IN CONSULTATIONS

Thursday 16 April 2015 5pm–8pm
& Saturday 18 April 2015 10am–1pm

BOLNEY MEADOW COMMUNITY CENTRE
31 BOLNEY STREET, LONDON SW8 1EZ

Thank you to those who attended the second event held on 11 February 2014. See inside this leaflet for feedback from that event and Lambeth Council’s answers to your questions.
FEEDBACK FROM RESIDENTS’ DROP-IN 2
SOUTH LAMBETH ESTATE - 11 FEBRUARY 2015

Scenario 1 - streets + private gardens
- Houses and flats/maisonettes with front doors on new streets
- New playgrounds + community space
- Resident-only landscaped square
- Different types of homes - flats/houses/maisonettes
- New access to Clapham Road

Scenario 2 - streets + landscaped avenue
- New landscaped park along Cobbett St
- New square on Dorset Road
- New community room + playgrounds
- Different types of homes - flats/houses/maisonettes
- New access to Clapham Road

Scenario 3 - landscaped London squares
- New landscaped square surrounded by new homes
- New playgrounds + community space
- New shops on Dorset Road
- Different types of homes - flats/houses/maisonettes
- New access to Clapham Road

Your comments:
- Local activities, such as cafe, swimming, hall for residents and local people; drop centre e.g. advice, counselling; fitness centre; play group centre for under-5s; any activities for family, elderly to generate income. New playground for children and shops acceptable
- New access to Clapham Road not a good idea - rat run

Your comments:
- New house acceptable; so far not too congested
- New access to Clapham Road not a good idea - rat run
- New road access to Clapham Road wanted - Dorset Road is already a racetrack
- Any development would be welcome as long as it is an equal mixture of property sizes, i.e. 3 - 1 bedrooms, catering for everybody as opposed to current amount of 2 bedrooms

Your comments:
- The squares/proper fronts to houses would give a good community feel. Yes to green spaces, and no ‘faceless blocks’ where can’t identify houses and where lots of dark/unlit walkways - as at present.
- Undercroft is quite strange. Street scene would be more open without it. Will be interested to see the developed design.
OTHER QUESTIONS

How long will this take?
We dissolved our TRA because we were told we were not an estate any more.

Why doesn’t the survey feedback tell us demographics/who said what?
Some of my questions cannot be answered today. Therefore I await further news and info.

Lambeth know what they are doing already don’t they? – why are you meeting... homes do Lambeth want on the estate?
I have been just offered the Right to Buy – does this mean I can’t now?

How many new homes do Lambeth want on the estate?

Why would Lambeth want to demolish Wimborne, having spent money on it recently?
I have been just offered the Right to Buy – does this mean I can’t now?

LAMBETH’S ANSWERS TO YOUR QUESTIONS

1. How long will this take?
The Council is looking to make a decision on the scope of works required for South Lambeth Estate by July. After this, we will begin the process of detailed masterplanning (where we take a more detailed look at design, scale and location of possible developments) to formulate plans for the future of South Lambeth in collaboration with the residents. Assuming all timeframes are met, we expect works to commence on-site in 2017. The length of these works depends on the chosen service for regeneration.

2. TRA dissolved
Lambeth Living are working closely with residents to re-establish the South Lambeth Estate TRA. We are listening to the views of both tenants and leaseholders, and encourage you to attend future discussions and join the TRA when it is re-established.

3. Survey demographics
At this stage we are undertaking general consultation. We will be capturing all important demographic information throughout the programme of consultation and particularly when we undertake a Household Needs Survey. We want to ensure that all sections of the community have the chance to share their views.

4. Why are we being called an estate?
South Lambeth Estate consists of 205 homes. It is usually for housing management purposes that areas of social housing are called estates.

5. How many new homes?
There will be an increase in the number of homes on South Lambeth Estate; the majority of the new homes will be at council rent levels. At present however, we do not know what this number is as this is dependent on the completion of the initial consultation period and results from various surveys.

6. I am a single pensioner in a 3 bed flat – a tenant – will I have to move into a 1-bed flat?
Tenants who are under-occupying by one bedroom or more will be offered a new home with one bedroom above their need. In this case you would be offered a two bed home.

7. How much money will I get for my house and disruption?
If you are a leaseholder and your home is to be redeveloped the Council will buyback your home at market value. The Council will pay relevant and reasonable legal and valuation costs which enables homeowners to obtain independent advice in addition to the statutory home loss and disturbance payments. For secure tenants, a home loss payment of £4,900 plus reasonable costs for removal and disturbance will be made.

8. I have just been offered the Right to Buy, does this mean I can’t now?
Regeneration won’t affect your Right to Buy at this stage. There is a period when Right to Buy is halted to stop property speculators. We will inform people when this happens.

9. Why would Lambeth want to demolish Wimborne, having spent money on it recently?
No plans or designs have been produced yet, nor have any properties or blocks been identified for redevelopment. We will get a better idea when relevant surveys have been completed.

10. I am a tenant and overcrowded in my home – will I get a larger flat through regeneration?
We will review all circumstances but the likelihood is that if you are currently in an overcrowded household you will be offered a property with the number of rooms to meet your needs.

11. If Lambeth buy back my home, how can I afford to live in the area?
We will work closely with homeowners who wish to remain on the estate. If there is a gap in values between your existing property and a new build, we will discuss options such as shared equity or ownership. More information will be in the information pack for residents.

Lambeth will have representatives available at the next event for you to speak with about your specific queries and concerns.
Lambeth plans to build 1,000 new homes at council rent levels across the Borough over the next 5 years. We are looking to do this on our existing land, which includes 6 housing estates where we can accommodate additional housing. This is our response to the growing housing need in the Borough. We currently have 21,000 people on the housing waiting list, 1,300 households that are severely overcrowded and 2,000 families in temporary accommodation.

Lambeth’s main aim in regenerating the South Lambeth Estate is to build more homes at council rents. Lambeth will keep ownership and control of the whole estate throughout the process, and after regeneration is finished.

INFORMATION PACKS FOR RESIDENTS
The Council has produced information packs for tenants and homeowners on all of the estates included in its Estates Regeneration Programme. The information pack tells you what you can expect from Lambeth, as a tenant or leaseholder, if your home or block is to be redeveloped. Please note that this is a general information pack for the six estates and more details will be forthcoming as we move through the programme.

More information on the Resident Offer will be available at the April consultation events.

If you have any queries please email us at southlambeth@lambeth.gov.uk
April consultation event
The third consultation session was held at Bolney Meadow Community Centre on Thursday 16th and Saturday 18th of April. Both sessions were well attended and included lots of meaningful conversations about the regeneration scenarios (see inside). Council officers met with tenants and homeowners to discuss the draft information documents; copies of which are included with this newsletter. These outline the range of offers which will be made to you if your home is identified for redevelopment.

Please note that these documents are currently in draft format and are subject to change; they have been produced for all six estates included in the regeneration programme. Once a preferred option is agreed for South Lambeth Estate, a final ‘Offer Document’ will be issued. This document will be tailored specifically to the issues and needs on the South Lambeth estate.

Why have the draft information documents been produced?
We are in the early stages of talking to residents about the future of their homes. We understand that residents have many questions; the information document clarifies some of the main concerns residents have. The draft information document provides information for residents on the range of offers available for residents whose homes are identified as part of the regeneration option. The document’s principles have been co-produced with a residents’ working group. The draft document includes commitments from the Council to you as residents on the estate; key information about how you will be supported through the process and how you can be compensated if your home or block has been identified for redevelopment.

When will a formal “offer” document be issued to residents on South Lambeth Estate?
A final version of the Offer documents will be sent to all households on the estate once a preferred option is agreed by the Council’s Cabinet and a phased timeline for the regeneration project has been developed.
Developing ideas for South Lambeth Estate
Feedback from Consultation Event 3

There have been three drop-in consultation events to discuss the South Lambeth estate. At the third event, on 16 and 18 April, the design team presented two possible scenarios for how the estate might be redeveloped to create more homes and better quality open spaces and facilities. This is a summary of the emerging ideas and what people told us. If you have any queries please email: southlambeth@lambeth.gov.uk

‘The Avenue’ scenario

The resident feedback forms noted the following which are listed in order of most ‘likes’ ticked on questionnaire:

— A range of home sizes and types, including flats, houses and maisonettes
— New urban square with shops on Dorset Road
— New, high quality, energy efficient homes
— Allows residents to remain, with phased decanting into new homes
— New linear park connecting to Clapham Road
— New landscape and play areas, to be developed in consultation with residents
— New community space
— New, more traditional street layout with front doors and ‘an address’ for all homes
— New access to Clapham Road
— Phased redevelopment of all existing buildings, including Wimborne House
— Residents’ garden courtyard

other comments you made

feel there are a lot of cracks/building doesn’t look good
none of the above
about to do right to buy in Wimborne (not with mortgage)

Do not wish to move from the estate

breaking up the spaces between Wimborne and creating Cobbett ‘park’ creates tiny strips of green. I think better scenario is the one mixing buildings C & D from square plan

ensure outsiders security e.g. security electric door for residents, so people who don’t live there can’t enter without a reason
‘The London Square’ scenario

The resident feedback forms noted the following which are listed in order of most ‘likes’ ticked on questionnaire:

— A range of home sizes and types, including flats, houses and maisonettes
— Allows residents to remain, with phased decanting into new homes
— New, high quality, energy efficient homes
— New shops onto Dorset Road
— New, more traditional street layout with front doors and ‘an address’ for all homes
— New landscape and play areas, to be developed in consultation with residents
— New community space
— New large, landscaped square at the heart of the neighbourhood
— Residents’ garden courtyard
— New access to Clapham Road
— Phased redevelopment of all existing buildings, including Wimborne House

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— New community space
— New large, landscaped square at the heart of the neighbourhood
— Residents’ garden courtyard
— New access to Clapham Road
— Phased redevelopment of all existing buildings, including Wimborne House
What is the Estates Regeneration Programme?  
Lambeth has developed an Estates Regeneration Programme to help ensure investment into six estates in the borough: South Lambeth, Central Hill, Fenwick Estate, Cressingham Gardens, Knight’s Walk and Westbury Estate and on estates where we can provide more housing. The Council has made a commitment to build new homes at council rent levels, to ensure Lambeth residents are able to access homes in the borough. The programme aims to deliver 1,000 additional new homes across the borough. Some of these homes will be built on the six estates and also on the handful of small sites projects that we currently have in place in Lambeth.

Why has South Lambeth been included?  
We have included South Lambeth in the programme because there is an opportunity to build new homes on the estate. These will include homes at council rent levels, shared ownership and a number for private sale.

When will work start?  
The project is currently in the very early (feasibility) stages and we are still looking at different options for the future of the estate. It is unlikely that any works will start on site until 2017 however you will receive plenty of notice once a start date is confirmed.

Will the estate be sold to private developers?  
It is the Council’s intention that the six projects in the Estate Regeneration Programme will remain Lambeth estates and managed by the Council.

If I am affected by the regeneration will I be able to receive compensation?  
Yes, if you are a tenant or homeowner and your home is to be redeveloped you will be offered the statutory compensation. Please refer to the draft information documents for further details.

Will the new homes be ‘like for like’ and how will this be defined? (i.e. will gardens and balconies be replaced?)  
Like for like refers to numbers of bedrooms. More details of this can be found in the information documents however there is no guarantee that the current garden designs will be retained. We wish to include outside space for residents’ private use where possible.

At what point do property valuations take place?  
Once a preferred option is agreed all affected households will be formally contacted and we will enter into formal negotiations with individual residents.
**Why has the regeneration not appeared in local authority searches?**

The regeneration scheme will appear on local authority searches once a decision on a regeneration option is taken by the Council. This is likely to be after late summer / autumn 2015.

**Surely it is cheaper to refurbish the estate than to regenerate it?**

We have recently commissioned a series of building surveys to be undertaken in a sample of homes on the estate. The purpose of this exercise is to identify the condition of the buildings and levels of investment needed. However, refurbishment of existing properties alone will not address the housing shortage that we are currently facing. It is the Council’s aim to build new homes to provide opportunities for people on our waiting list which currently stands at 21,000 and is rising.

**What are the current space standards and how do they compare with existing sizes?**

Lambeth Council will be providing all the new homes, whether for leaseholder or tenants, to the current required space standards in accordance with Mayor of London standards. The 2015 sq.m areas are larger than the standards used when the South Lambeth Estate was built.

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**What happens next?**

**Consultation events**

Two further consultation drop-in sessions to discuss the regeneration scenarios on:

**Thursday 11th June - 5.00 to 7.00pm**
**Saturday 13th June - 10.00am to noon**

at Bolney Meadow Community Centre

Please come along to make your views known and discuss issues with Council Officers and the Design Team.

Also we will be holding an estate-wide event towards the end of August (more information will be sent before the event).
What happens next?

The Stock Condition Survey
To help us get a better understanding of the works that are needed, we have commissioned Baily Garney Ltd to undertake building surveys across a sample of homes on the estate. The purpose of this exercise is to enable us to identify if / what works are required to bring a building up to standard and what the cost would be. Baily Garner may contact you to book an appointment to visit your home. They will produce identification before entering your homes to carry out a survey. Please do not let anyone into your home unless you are happy to do so. The surveys will be taking place in late May / June (later than planned). We apologise for any inconvenience caused.

Household Needs Survey
All households on South Lambeth Estate were sent a Household Needs Survey. The purpose of the survey is for the Council to develop an understanding of individual household circumstances such as number of people living in each property, if residents had disabilities or accessibility issues and so forth. The survey is now complete and we will produce the headline findings in the next newsletter. Please be assured that once a preferred option is agreed for the estate, the Council will make individual appointments to see all residents whose home is affected by the regeneration proposal.

Decision by Cabinet
A report will be submitted to the Council’s Cabinet meeting in July 2015, outlining the progress of the project and the recommendations for taking option/s forward for a final decision in the autumn.

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

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

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

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

Somali
Haddii aad jecada lahayd in aad warbixiinta ku hesho luqad kale, fadlan annaga nagala soo xiriir lambarka 0207 926 4166

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

If you have any queries please contact the Lambeth Regeneration Team on 0207 926 4166 or email southlambeth@lambeth.gov.uk
Lambeth and PTE have engaged with over 250 residents, representing 163 households, on the South Lambeth Estate since December 2014.

During this period we have talked through a number of scenarios for regeneration and these have evolved because of your feedback. The scenarios have looked at the introduction of much needed new homes, in addition to reproviding for the existing residents and shops, an improved landscape and play areas and a community space.

Three emerging scenarios have evolved (the ones which were displayed at the Consultation Event 4 in June) and these will be presented to Lambeth Council’s Cabinet on Monday 12th October, together with the information we have gathered, for a decision to be made on the preferred scenario of South Lambeth Estate.

Avenue Scenario - 1
Square Scenario
Avenue Scenario - 2

These scenarios are described in more detail on the next pages.

Also Lambeth and PTE are hosting a

**SUMMER EVENT**

on Saturday 12th September - 12noon to 3pm

on the Estate

This is for all the estate residents - food and drink, activities based around regeneration at South Lambeth Estate, information on the tour to a completed regeneration scheme in London - please come along!
The Emerging Scenarios

The Avenue’ scenario - 1

This scenario proposes:

— Retaining Wimborne House with improvement works to the ground floor
— New homes, flats and houses
— A new community space
— Create a new landscaped Avenue park
— New shops to Dorset Road

Details of Avenue Scenario v2

— Provides approximately 327 new homes (mix to be determined)
— Phased redevelopment retaining Wimborne House (104 existing homes)
— Total homes approximately 431 including Wimborne House
— Allows all residents to remain on site, with phased decanting
— Street parking and disabled parking spaces to be provided, adjacent to disabled homes
— Creates new landscaped ‘linear park’ connecting Clapham Road to a new community space
— Creates new neighbourhood retail on Dorset Road
— Creates a new legible street layout with front doors and a home address
— Approximate density: 209 units per hectare
The Square scenario

This scenario proposes:
- No existing homes retained
- All new homes, flats and houses
- A new community space
- Create a new landscaped London Square
- New shops to Dorset Road

Details of the Square Scenario v2
- Provides approximately 500 new homes (mix to be determined)
- Phased redevelopment of all buildings
- Allows all residents to remain on site, with phased decanting
- Creates a new landmark building on Clapham Road
- Development mends the boundaries, assuming some work outside of the Lambeth ownership
- Street parking and disabled parking spaces to be provided, adjacent to disabled homes
- Creates a protected garden courtyard for new residents and those in adjacent Melcombe House
- Creates new landscaped square, with associated community space
- Creates new neighbourhood retail on Dorset Road
- Creates new legible street layout with front doors and a home address
- Approximate density: 247 units per hectare
The Avenue scenario - 2

This scenario proposes:

— Retaining Wimborne House with improvement works to the ground floor
— New homes, mainly flats with some mews houses
— A new community space
— Create a new landscaped Avenue park
— New shops on a new Dorset Road square

Details of Avenue Scenario v2

— Provides approximately 319 new homes (mix to be determined)
— Phased redevelopment retaining Wimborne House (104 existing homes)
— Total homes approximately 423 including Wimborne House
— Allows all residents to remain on site, with phased decanting
— Street parking and disabled parking spaces to be provided, adjacent to disabled homes
— Creates new landscaped ‘linear park’ connecting Clapham Road to a new community space
— Creates new neighbourhood retail and shared surface square on Dorset Road
— Creates a new legible street layout with front doors and a home address
— Approximate density: 203 units per hectare
Household Needs Survey:
The Household Needs Survey was completed in July 2015, with 68% of households responding by returning the questionnaires. This survey provides Lambeth with valuable information on the needs of residents and will be used to inform our future discussions with all residents when the Cabinet makes the decision on Monday 12th October on the future of South Lambeth Estate. Later this year, and through 2016, the Council will be meeting with individual residents in each block to agree their household needs and discuss the range of offers available for residents.

Wimborne House, Stock Condition Survey:
The stock condition survey was completed in July, thank you to all residents who gave access to their homes. Following the survey’s findings we have undertaken some further internal inspections.

Five Low Rise Blocks, Stock Condition Survey:
The stock condition surveys of the low rise blocks will begin in the next couple of weeks. The purpose of this survey will enable the Council to work up a programme of meanwhile works to the blocks leading up to the redevelopment of each block.

Resident Engagement Panel:
A monthly Resident Engagement Panel (REP) has been established for South Lambeth. The purpose of the panel is for resident representatives to engage with the Council as we move towards the masterplanning process. We will work with resident representatives and Wimborne House TRA to shape the future of the estate. The minutes of the meeting will be posted on the recently launched website www.southlambethestate.co.uk and placed on block notice boards. The panel members are tenants and leaseholders, Ward Members, and Council Officers. We still have spaces for Broadstone and Verwood House residents so if you live in either of these blocks and would like to become a member of the group please contact the team on 0207 926 4166 or email southlambeth@lambeth.gov.uk

Appointment of the Independent Resident Advisor (RA)
The Council is enabling the appointment of an independent advisor to work with the residents on the estate to ensure there is access to independent advice and to support residents on the Resident Engagement Panels. Residents will be involved in the selection of the RA in September.
What happens next?

A report will be submitted to the Council Cabinet in October 2015, outlining the progress of the project and making recommendations for taking scenarios forward:

If the Cabinet approves the report we will move into the next stage of the project which is known as the masterplanning stage. This stage is where more detailed design will be agreed and it will take us through to next spring/summer. We will be engaging with residents throughout this next stage.

We know that this can be a worrying time and we want to assure you that any redevelopment of the estate will not begin until 2017.

The following timetable sets out the events that are being organised to engage with residents. Dates will be confirmed prior to each event.
The team and contact details

Lambeth Council
Lucia Deere       Estate Regeneration Team Manager
Marcus Shukla    Housing Projects Officer
Chris Guthrie    Project Officer

Architects - PTE:
Carl Vann        PTE partner
Sarah Eastham    PTE architect
Joanne Smith     PTE communications

You can contact us in the following ways:
Phone            0207 926 4166
Email            southlambeth@lambeth.gov.uk
Website          www.southlambethestate.co.uk
Twitter          http://twitter.com/South_Lambeth

Suggestion Box in Wimborne House, concierge suite
Fortnightly Monday Surgeries, 5-7pm in the Caretakers Office under Wimborne House
  September 7th, 21st
  October 5th, 19th
  November 2nd, 16th
  December 7th, 14th
(there is no need to make an appointment)

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

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

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

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

Somali
Haddii aad jecdaan lahayd in aad warbixintan ku hesho luqad kale, fadlan annaga nagala soo xiriir lambarka 0207 926 4166

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