Introduction

There are simply not enough homes to accommodate London’s growing population. As a result people are being priced out of homes (whether to buy or to rent) and there are not enough affordable homes for those who cannot afford market prices.

In Lambeth there are over 21,000 people on our housing waiting list, 1,800 families in temporary accommodation and 1,300 families living in severely overcrowded conditions. ‘Right to Buy’ has made it harder for Lambeth to respond with over 11,000 council homes lost since 1980. In addition the number of new social rented homes being built in the Lambeth has fallen dramatically.

Overview:

• The recommendation is for partial redevelopment of the estate.

• This would see the demolition and replacement of all the low-rise properties.

• Wimborne House would be retained and refurbished.

• This solution will enable all existing tenants and resident leaseholders in the low-rise buildings to move into new high quality homes in a well-designed new neighbourhood.

• Tenants in Wimborne House, who are over-crowded, will have the opportunity to move into new properties on the estate.

• It is predicted that this partial redevelopment solution should enable the council to build over 100 new homes for council rent on the South Lambeth estate.

“In Lambeth there are over 21,000 people on our housing waiting list”
More and Better Homes in Lambeth

However, Lambeth is tackling this challenge head on with a commitment to build 1,000 new homes at council-rent levels by 2019 and facilitate the building another 1,500 homes a year to 2025. To do this Lambeth is working on projects across the Borough ranging from small schemes to redeveloping whole estates.

Lambeth has to do this as land is in short supply - there are no large tracts of unused or derelict land. We have to make better use of land that is already being used. This means looking at pockets of land around our housing estates.

This also involves looking at whole estates to consider whether these whole estates should be considered for redevelopment to provide more and better homes.

Image from the Somerleyton Road project which will create more than 300 new homes for rent in Brixton.
In a Cabinet Decision in December 2014, the Council decided to include South Lambeth estate within its estate regeneration programme.

The initiated feasibility work, which followed this decision, has involved intensive engagement with residents over a 9-month period.
Through this engagement we (Council officers and our consultants) have had input from 163 of the 205 households on the estate. The Council originally considered that there would be scope to deliver significant new homes through regeneration at South Lambeth estate.

Through the work carried out by PTE that accompanied the wider feasibility process, this has proven correct.

It has been shown that partial redevelopment of the estate could deliver over 220 additional new homes.

**This Cabinet Decision**

For all those residents on estates within its estate regeneration programme, the Council has made a commitment to provide as much certainty as possible. This requires drawing to a close this feasibility period and coming to a clear decision on how to progress regeneration of the South Lambeth estate, in particular making it clear to residents which homes will be retained and which homes can be replaced to enable redevelopment.

The recommendation in this Cabinet Report is for:

- **The partial redevelopment of the South Lambeth estate.**
- **This would involve the demolition and replacement of all the low-rise properties on the South Lambeth estate.**
- **The names of the blocks which would be demolished and replaced are:**
  - Broadstone House
  - Sturminster House
  - Swanage House
  - Verwood House
  - Osmington House
- **Wimborne House would be retained and refurbished.**

This means that:

- All existing tenants and resident leaseholders in the low-rise buildings will be able to move into new high quality homes in a well-designed new neighbourhood.
There will be improvements to the neighborhood and local area around the South Lambeth estate.

Tenants in Wimborne House, who are over-crowded, will have the opportunity to move into new properties on the estate.

This partial redevelopment solution should enable the council to build over 100 new homes for council rent on the South Lambeth estate.

If this recommendation is confirmed we will appoint a ‘design team’. This team will progress the master planning of the estate. In doing this they would involve local residents in what the new estate would look like. Construction of the first new buildings would likely commence during 2017. In addition masterplan objectives for the future regeneration of the South Lambeth estate would be adopted by this process. These are set out in more detail in a separate report prepared by PTE architects.

Guarantees Key
If this recommendation is accepted the Council would implement its Key Guarantees for existing residents on the estate. These have been previously communicated to residents. The principles behind these Key Guarantees are that:

- All existing tenants, whose homes will be replaced as part of regeneration, will be provided a new home at a size that meets their housing need on the estate where they live.
- All existing resident leaseholders will have an opportunity to remain on the estate where they live and will be provided with various options that will enable them to do so.

Activities as a consequence of these recommendations
These are the immediate activities that residents will notice, if these recommendations are adopted:

- **Communication**: Letter announcing the recommendation to residents, setting out what this will mean for them (this will be tailored to different residents).
- **Engagement**: Council officers are now holding weekly drop-in sessions on the estate, available to any resident to drop by and ask questions. These will continue as a permanent fixture.
- **Resident Engagement Panel**: The current Resident Engagement Panel at South Lambeth covers the whole estate. If the recommendations in this report are adopted, then the
membership of this Panel will need to be re-visited to make sure that there is appropriate representation amongst residents from the low-rise buildings, who will be most affected by the proposed regeneration strategy.

- **Independent Resident Adviser:** A panel of Independent Resident Advisers has been established and, during October, residents at South Lambeth will be able to interview and select an Independent Resident Advisor from this panel.

- **Procurement:** Progression of the procurement of the development management team to completion. This process has already started and will continue as follows:
  - selection of resident representatives to be on the interview panel;
  - capacity building training for the selected resident representatives (and any others who want to participate);
  - exhibition of the bidders for the development management role;
  - interviews with the bidders;
  - announcement of the successful bidder; and
  - event – “meet the development management team”.

- **Key Guarantees:** Commencement of implementation of Key Guarantees, including:
  - notification to residents on what the Council’s offers mean to them;
  - details of the process involved in different options under the Key Guarantees;
  - description of the “Resident Journey” from current home to new home; and
  - formal buy-back of leaseholds (where desired by residents) will likely commence at the beginning of 2016.

- **Household Needs:** Council starting to gather detailed household needs information from tenants.

- **Masterplanning:** Early work of the selected development management team, including setting out for residents what the masterplanning process will involve.

- **Other:** Further meetings with landowners and retailers affected by the recommendations to consider their options.
Key points:

- There are over 21,000 people on our housing waiting list.
- ‘Right to Buy’ has made it harder for Lambeth to respond.
- The number of new social rented homes being built in the Lambeth has fallen dramatically.
- Lambeth is commitment to build 1,000 new homes at council-rent levels by 2019 and facilitate the building another 1,500 homes a year to 2025.
- Council officers and consultants have had input from 163 of the 205 households on the estate.
- This cabinet report recommends the partial redevelopment of the South Lambeth estate which would involve the demolition and replacement of all the low-rise properties on the South Lambeth estate and the retentions of refurbishment of Wimborne House.
- All existing tenants and resident leaseholders in the low-rise buildings to move into new high quality homes in a well-designed new neighbourhood.
- It is predicted that this partial redevelopment solution should enable the council to build over 100 new homes for council rent on the South Lambeth estate.

For additional information on this and other Estate Regeneration projects please visit estateregeneration.lambeth.ogv.uk