



Your update

Neighbourhoods Matter – planning for the renewal of Lambeth Estate

Planning permission

We hope to be in a position to submit a planning application to Lambeth Council by the end of 2019. The planning application is likely to take Lambeth Council several months to determine and we anticipate that once planning permission is granted, we could potentially begin work in Jan 2021.

In the meantime, if you have any questions about the plans, please call 0345 111 0000 or email: lambeth@riverside.org.uk Or, for confidential and impartial advice, contact the Independent Tenants Advisor, Source Partnership on 0800 616 328

If you'd like to get more involved in decision making, why not join the Residents' Steering Group? To find out more, please contact Source Partnership.



Welcome to the first edition of Your Update – our regular newsletter to talk about the redevelopment of the Lambeth estate



Plans gather pace

Since you voted in favour of plans to create a new neighbourhood in Lambeth, we've been busy working with PRP Architects and Bellway, adding detail to the designs for the estate as outlined in the Offer Document.

We were pleased to see many of you at our design events in the spring. You gave our architects some useful feedback on models of what the homes and the estate could look like. Your comments are being taken on board and we're planning more design events in the coming months. This will give you an opportunity to see life-sized layouts of homes and we'll be asking you what type of fixtures and fittings you'd like in your kitchen and bathroom.

Thank you to those that attended the site visit last month, we visited two schemes to show you the size and layout of the new homes as well as the external design of the new scheme, we hope that you enjoyed the visit.



Transforming lives
Revitalising neighbourhoods

What's inside this issue?

I want to leave the estate, page



Planning process what's involved, page



Timeline of activity page



I want to leave the estate

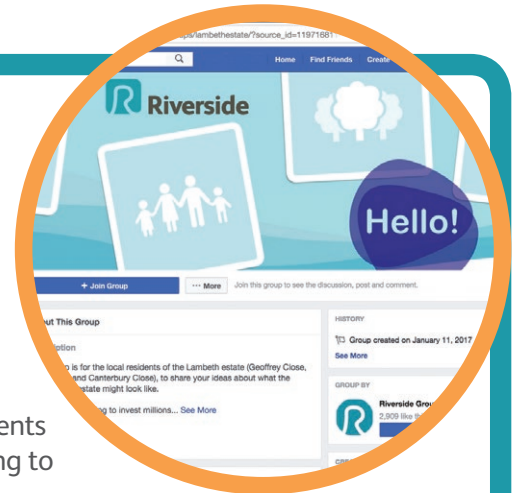


If you want to move away from the estate, you can join our transfer list. Demand for homes in the area is high so we can't guarantee that you'll be re-housed quickly. It all depends on your personal circumstances and where you would like to live. If you'd like to talk about your options, please contact **Mandy Rana on 0345 111 0000 or email: lambeth@riverside.org.uk** at the earliest opportunity.

Stay in the know

Visit our website or join the Facebook group

We've launched a new section on our website that gives you the latest information on the redevelopment plans. Find out what's happening, how you can get involved and get answers to your questions by visiting **www.riverside.org.uk/lambeth**. There's also a Facebook group for residents to ask questions or comment on the plans. You can join the group by going to **<https://www.facebook.com/groups/lambethestate/>**



Latest on allocations

The first draft of our allocations plan was shared with the RSG at the last meeting, we continue to work on this to incorporate the feedback that you have given. The allocations plan is there to ensure that we allocate homes in a fair and transparent way in the new development. A final version will be issued over the coming months. If you would like a copy of the first draft to comment on please contact Mandy Rana on 0345 111 0000.

How to contact us

To get in touch with Riverside:
Call us on 0345 111 0000 or
email: lambeth@riverside.org.uk

To contact Source Partnership:
0800 616 328

Got any ideas?

What would you like to see in this newsletter? If you have any ideas for future editions, please contact us by email at: Lambeth@riverside.org.uk.



Tell us about tenancy fraud



As part of our commitment to providing homes to those in greatest need, we carry out investigations to identify and stop social housing fraud

Every year we recover homes that tenants are not entitled to live in. These homes are re-allocated to families on the waiting list, or to existing tenants who need a larger home, or want to downsize.

If you're aware of someone sub-letting their home, no longer living there, or if you know someone has given false information to get a Riverside property, please let us know.

You can contact us in confidence on **0345 111 0000**.



The planning process – what's involved

Once we submit a planning application, Lambeth Planning Authority will validate the application, normally within 10 working days. This means that the application is complete and the determination process can begin. The formal decision making process is likely to take up to 16 weeks due to the large and complex nature of the scheme.

Lambeth Planning Authority is required to publicise and consult on the application. They will publish information on their website, consult with statutory bodies such as the Highways Agency and also notify your neighbours or put up a notice on or near the site. This gives the public the opportunity to express views. Anyone can comment on your proposals and the time period for making written comments is normally 21 days.

Once the consultation period closes, a report will be prepared for Lambeth's Planning Committee with a recommendation for approval or refusal. The Planning Committee, which includes elected Councillors, will consider the application and a final decision will be made.

If planning permission is approved we will then be able to move forward and begin the development by January 2021.

If planning permission is refused then we would need to consider the written reasons for the refusal and decide whether to make an appeal to the Secretary of State.

Meetings and events

Please check our website for upcoming events and the next date for the RSG meeting. You can also view the minutes of these meetings. www.riverside.org.uk/lambeth

Riverside is continuing work to redesign the Lambeth estate. This is a complex process which involves working with both Lambeth Council and the Greater London Authority. Dates shown are indicative and subject to change.

What's happening next

