



Your update

Neighbourhoods Matter – planning for the renewal of Lambeth Estate

Keep up to date

There's a section on our website that's dedicated to the Lambeth redevelopment project. Visit www.riverside.org.uk/lambeth to stay up to date on the latest news, information and estate designs.

We can also provide information in a range of different languages. Family, friends and neighbours of tenants who don't speak English can contact us to arrange a translation.

Ways to get in touch

Contact your Resident Liaison Officer, Mandy Rana on 07929 368603.
Email: Lambeth@riverside.org.uk
Source Partnership:
0800 616 328
Join the Facebook group by searching for 'Lambeth Estate'



Stay safe and healthy

The health and wellbeing of you and your family is upmost in our minds at the moment. We hope you're keeping safe and have access to all the help you need. Our Riverside communications team is continuing to provide regular updates to tenants about how services will be delivered, and what we're doing to support vulnerable people.

You can get the latest information from our website at www.riverside.org. If you can't access the internet and would like printed information, please get in touch with Mandy Rana, Resident Liaison Officer, on 07929 368603.

Consulting with you

We know that many of you are keen for us to keep moving forward. Despite these unusual circumstances, we're continuing to work with our partners and progress plans for the new estate while consulting with you.

For now, we'll engage with you by post, over the phone, on Facebook and through updates on our website. We'll continue to monitor the situation and listen to government advice, and we hope to re-establish face-to-face meetings with you soon.

Our next consultation with you will take place week commencing 4 May 2020. We'll be sending you information about how we plan to move people and allocate homes, with an estimated timetable for doing this. Watch out for the pack coming through your letterbox.



A recent consultation event at the Harry Caddick Centre



Transforming lives
Revitalising neighbourhoods

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Design of the estate – what’s the latest?



At our last tenant engagement event on 27 February, around 37 households came to the Harry Caddick Centre to see and comment on the latest designs.

Those who attended were able to see the layout of homes, street views and the location and size of green spaces and play areas.

These designs were also hand-delivered to homes across the estate for those who were unable to attend the event. Just to re-cap, here are the main changes we discussed with you.

Parking

Council planners have said that they’re unlikely to support the re-provision of 40 parking spaces as they feel the internal layout of the estate would be too car dominated. At the moment, we have designed for 21 parking spaces, of which 15 will be wheelchair spaces. If you currently have a permit and we’re not able to provide a parking space, we’ll pay for you to have a street parking permit for up to five years.

Height of the blocks

Following feedback from you and council planners, rather than having a 16-storey private housing tower block, there will be two smaller blocks instead. We’ve listened to your concerns about the height of the central block affecting light and privacy in opposite homes on lower floors. The social housing blocks are in the same place and the overall height of these blocks has not changed.

Green spaces

Open spaces where residents can relax and play are an integral part of the scheme. The latest designs provide three safe and secure communal gardens, situated along the southern boundary of the estate. The communal garden spaces will be overlooked by the new homes to ensure they’re safe and secure. We’re also proposing to move the Community Hub to the middle of the estate.



Location of the blocks shown at the last consultation event.



Illustration of what a garden space could look like from a balcony.

Please note: we’re still working on the designs and any further alterations will be presented in future consultations with you.

What’s next?

We’re taking feedback from the last tenant engagement event and the first public event held on 2 April (see story opposite) and working with council planners to move towards submitting a planning application. There will be more consultation with you and the public before this happens.

Public see plans for the first time



As part of the planning process, we're required to consult with the wider public on the latest designs for the estate. We had planned to hold our first public exhibition at the Harry Caddick Centre but due to the coronavirus outbreak, we moved to an online event instead.

Working with our partners, Bellway, we hosted a live event on 2 April, which included presentations from the project team and Q&A sessions. As well as inviting local residents, businesses and others in the community to go online and get involved, we also asked you to take part. More than 100 people viewed the live stream, with many getting involved and asking questions. We're planning to hold another public event in a few weeks' time.



Moving off 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 but you'll be treated as a priority transfer if you wish to leave. We can offer options for temporary or permanent re-housing off the estate, subject to the availability of a suitable property.

If you choose to move temporarily while work is being done, you'll have the right to return to a new home that meets your needs. If you decide to permanently move, you'll lose your right to return. Get in touch if you'd like to discuss your options. You won't be able to move you until government guidelines on social distancing change, but you can register with us now.

Meet our new development manager

Taking a lead on the design and development of the new Lambeth estate is Sophie le Jeune, our new senior development manager. Sophie joined us in January and some of you may have already met her at the last engagement event.

Explaining what her role involves, Sophie says: "As senior development manager, I work with a number of technical advisers to develop plans for the new estate. Before I joined Riverside, I worked for Camden Council on their largest regeneration project and also as a project manager working on new build developments for a housing association."

Sophie has worked in housing for nine years, and before joining regeneration teams, she worked in community development. "This experience has shaped my belief that genuine engagement with communities benefits everyone," she says. "I look forward to working with tenants and the wider community to ensure the redevelopment is the best we can make it for Lambeth residents.

"It's a great opportunity for tenants to directly influence how their new homes will look and to future proof them for years to come."



Getting support from Source



Most of you will already know Rob, Carol, Nazia and Charlie, the advisors at Source Partnership who've been working with tenants and the Steering Group since December 2017.

Following the positive ballot at the end of 2018, their role is to ensure that Riverside keeps the promises it made in the Offer Document as the detailed design work progresses.

As well as attending all the events, the Source team facilitates the Residents' Steering Group. The team is also on hand to give one-to-one advice to anyone on the estate unsure about what the proposals will mean for them. This service will remain in place until the building work is complete so that you're supported fully throughout the redevelopment process

You can contact the team on 0800 616328 or e-mail: info@sourcepartnership.com When the social distancing ends, the Source team will be out and about again, meeting tenants and carrying out home visits. In the meantime, please contact them if you're worried about anything or want to ask a question.



L-R; Rob, Carol, Nazia and Charlie, the advisors at Source Partnership

Managing empty properties

As you know, there are a number of empty properties on the estate and we're looking at ways to put them back into use. We can't let them because of the upcoming redevelopment work but we want to take action to make the community a safer place to live.

We wrote to you recently to say that we were looking at introducing property guardians onto the estate. Guardians are people who move into an empty home on a temporary basis to safeguard a property. We've made some progress on this so watch out for a special newsletter coming through your letterbox in the next few weeks which will explain our plans.

The empty properties also give us an opportunity to reduce some of the overcrowding on the estate, and some of you have been in touch about that. We're working on a plan to do this. We want to set up a process that makes it fair for everyone on the estate living in an overcrowded home. Once we're clear on how this will work, we'll contact the families who'll benefit from this plan.

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.

