



Your update

PLANNING FOR THE REDEVELOPMENT OF LAMBETH ESTATE

THANK YOU FOR YOUR SUPPORT

Lambeth council's Planning Committee have resolved to grant planning permission, which means that we can soon begin construction.

We will be in touch over the coming month about further consultation and engagement before any construction works begin.

Finally, thank you for your continued support. We wish you and your families a safe and merry Christmas and look forward to starting work on your estate in the new year.

PLANNING APPROVAL FOR GEOFFREY CLOSE!

We are delighted to confirm that Lambeth Council resolved to grant a planning consent for our proposal to redevelop your estate on 31 August.

The planning committee voted unanimously to support the new development. This news comes following lengthy discussions with Lambeth planners to negotiate the increase in the number of affordable homes they wanted to see in the new development.

They had also rejected our proposal to gate the new development, all of which had caused a delay in meeting with the planning committee to seek approval.



An artist impression of what your new estate could look like

IN THIS ISSUE...

● Preparing for redevelopment

● More about the One Housing Group merger

● Next steps



NEWS ON THE BLOCK



**WE ARE CURRENTLY
PROPOSING TO
BUILD 441 HOMES,
197 OF WHICH WILL
BE FOR SOCIAL RENT**

WHAT DID THE PLANNERS SAY?

The scheme's design remains fundamentally the same as what we submitted to Lambeth Council and shared with you back in September 2020 - a proposal to build 441 homes, including 197 homes for social rent.

The main change is that 62 homes in Block D have changed from private sale to affordable housing, leaving 244 homes for private sale. The development will be spread over 10 blocks (including 4 for social rent) and ranges in height from 5 to 13 storeys.

Other changes to the submitted scheme include the removal of pedestrian gates and minor changes in details such as balconies.

IN OTHER NEWS

ONE HOUSING MERGER

On June 24 Riverside announced discussions with One Housing Group to bring the two organisations together

The partnership with One Housing will not impact on our existing development and regeneration plans for London and there will be no change in landlord for Riverside tenants. In fact, in the long-term we expect there to be more resources available to invest in existing homes and build new ones.

This is an exciting time for both organisations and we will share further updates and information with you in due course.

Pictured: CEO of One Housing Richard Hill and Riverside's CEO Carol Matthews



PREPARING FOR REDEVELOPMENT - WHAT'S NEXT?

Following news that our planning application was approved, we are now working with Bellway to finalise a construction plan. As always, we will ensure that all tenants are fully consulted before any significant work takes place. This includes discussions around parking suspensions and a chance to 'Meet the Builder'.

DO YOU HAVE A SHED?

We will be carrying out an audit on pram-sheds at the estate to understand who key holders are and to agree a timeline on clearing them out. If you own a shed please contact your housing officer.

Ahead of this we would like residents to start thinking about clearing out any of their unwanted items.

MEET THE BUILDER EVENT - 2 DEC

Join us for a tenant engagement event to discuss the first phase of the redevelopment and meet Bellway, who will start construction work on site early next year.

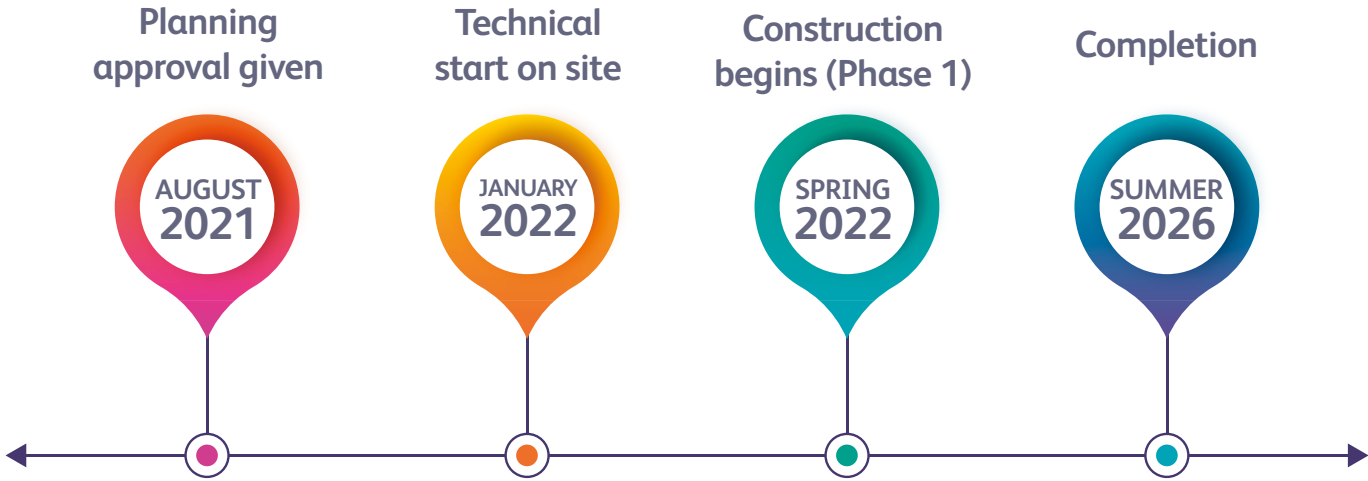
WHERE: St Matthews Church, Lilford Road

WHEN: Thursday 2 December

- Session 1 – 5pm - 6pm
- Session 2 – 6.30pm - 7.30pm

REDEVELOPMENT TIMELINE

Below is an indicative timeline for the first phase of construction. There are four construction phases. We will ensure that residents are fully consulted prior to each stage and, as always, we will keep you updated on any changes to these timescales.



MONTHLY DROP-IN SURGERIES

Join your RLO, Mandy Rana and your ITA, Carol and Rob for a drop in session at 1 York Close on the last Tuesday of every month from 11am to 2pm.

STAY IN TOUCH

RESIDENT LIAISON OFFICER - MANDY RANA

07980 761482

lambeth@riverside.org.uk

www.riverside.com/lambeth

HOUSING OFFICER UPDATE

Your Housing Officer, David Wade, is returning from paternity leave, week commencing 29 November and will be available for any housing/estate management queries.

JOIN OUR LAMBETH FACEBOOK GROUP!

Get regular updates and join conversations with your neighbours by joining our private Facebook group. Join through this link: www.facebook.com/groups/lambeth

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