

SOUTH LAMBETH ESTATE REGENERATION NEWS

Issue 2: Newsletter



JUNE 2016

HELLO EVERYONE!

We've had a busy month on South Lambeth Estate. We welcomed our Development Management Team, Tibbalds Campbell Reith, on 14th of May. We had a walk around and were joined by Cllr Walker and Cllr Rosa which was a great opportunity for the Tibbalds team to get to know the estate. A special thank you to all the residents who joined us and showed us around their homes and gardens.

For those who were unable to make it there will be another chance for you to meet key people from the Tibbalds team at our **Housing Design Principles Event** on Friday 10th of June from 12 - 3 pm at the Bolney Meadow Centre.

As ever, if you have any question or comments do get in touch. We really like hearing from you and welcome any suggestions on activities that can help involve more residents in this process.

Siddiqa & Marcus
Your Regeneration Team



Tel: 0207 926 4166
Email: southlambeth@lambeth.gov.uk



INDEPENDENT RESIDENT ADVISOR

Michael Sims

During May I have had the opportunity to meet and speak with more South Lambeth residents over the phone, in their homes and in the caretakers office. This has given tenants and leaseholders the chance to raise questions that they've had about the information sent out by Lambeth with regards to the regeneration as well as responding to how the regeneration will affect individual households. This has also given me the opportunity to raise awareness of current progress and how residents can input and find out more about the regeneration. As a result of these meetings and working alongside the Residents Association and Resident Engagement Panel (REP) to begin planning future activities, two more residents have



agreed to join the REP to represent the views of each of the blocks on the estate. This is really positive progress, however, I would still like to encourage more residents to consider representing their blocks on the REP as this is vitally important to the ongoing discussions throughout the regeneration process. **I would particularly encourage residents from Sturminster and Broadstone House to come forward as they are currently under-represented on the REP.** If any residents would like to discuss any concerns or have any questions please do contact me and I will arrange to meet with you at a convenient time, date or location.

You can contact me:
T: 0800 731 1619
M: 07960 925 409
E: m.dsims@btinternet.com

UPCOMING:

We are now beginning the design development stage of the regeneration. In order to work towards a design that you, the residents, are happy with we will be keeping you informed about what is happening and involved in the process so that you can influence what happens next.



NOTICES FROM LAMBETH:
HOUSING NEEDS SURVEY



Housing Needs Surveys

We will be carrying out home visits on the estate in order to complete housing needs surveys. This will help us to understand what your housing circumstances are, what you require from your new home and give you an opportunity to ask us any questions you may have.

We want to encourage the community to stay together as much as possible. We want to provide you with a range of housing options, to allow you to make an informed decision about what would be suitable for you and your household.

Please keep your eye out for our letter, asking you to book a home visit which we will be sending out soon. We intend to visit the low rise blocks (Osmington, Verwood, Broadstone, Sturminster & Swanage) first in June. We will then offer home visits to residents in Wimborne House, who have expressed an interest to move, in July.



PUBLIC EVENTS
HOUSING DESIGN PRINCIPLES
10/06/16 | 12-3 pm
Bolney Meadow Centre



This exhibition will set out the design standards that will be met by every new home that we build. We would like to invite you to come along and find out more and meet the team from Tibbalds CampbellReith.

Why the Design Principles are important:

In building new homes, the Council will be taking a long-term view: these homes need to stand the test of time; they need to create a positive legacy for a future Lambeth; they need to be high quality, low maintenance and low energy. And they need to help create resilient mixed neighbourhoods for everyone. At this event, Lambeth Council will set out the 10 Housing Design Principles that will need to be met by every new home that we build.

Come and talk to us about the design principles on Friday 10th of June at the Bolney Meadow Centre, 31 Bolney Street, London SW8 1EZ.



THINGS YOU WILL SEE
SITE SURVEYS



These surveys will look at things like the condition of the ground, the contours of the land and existing features on the estate. This is to make sure that when building work starts there are no unexpected issues that could slow this down. They will start in early June.

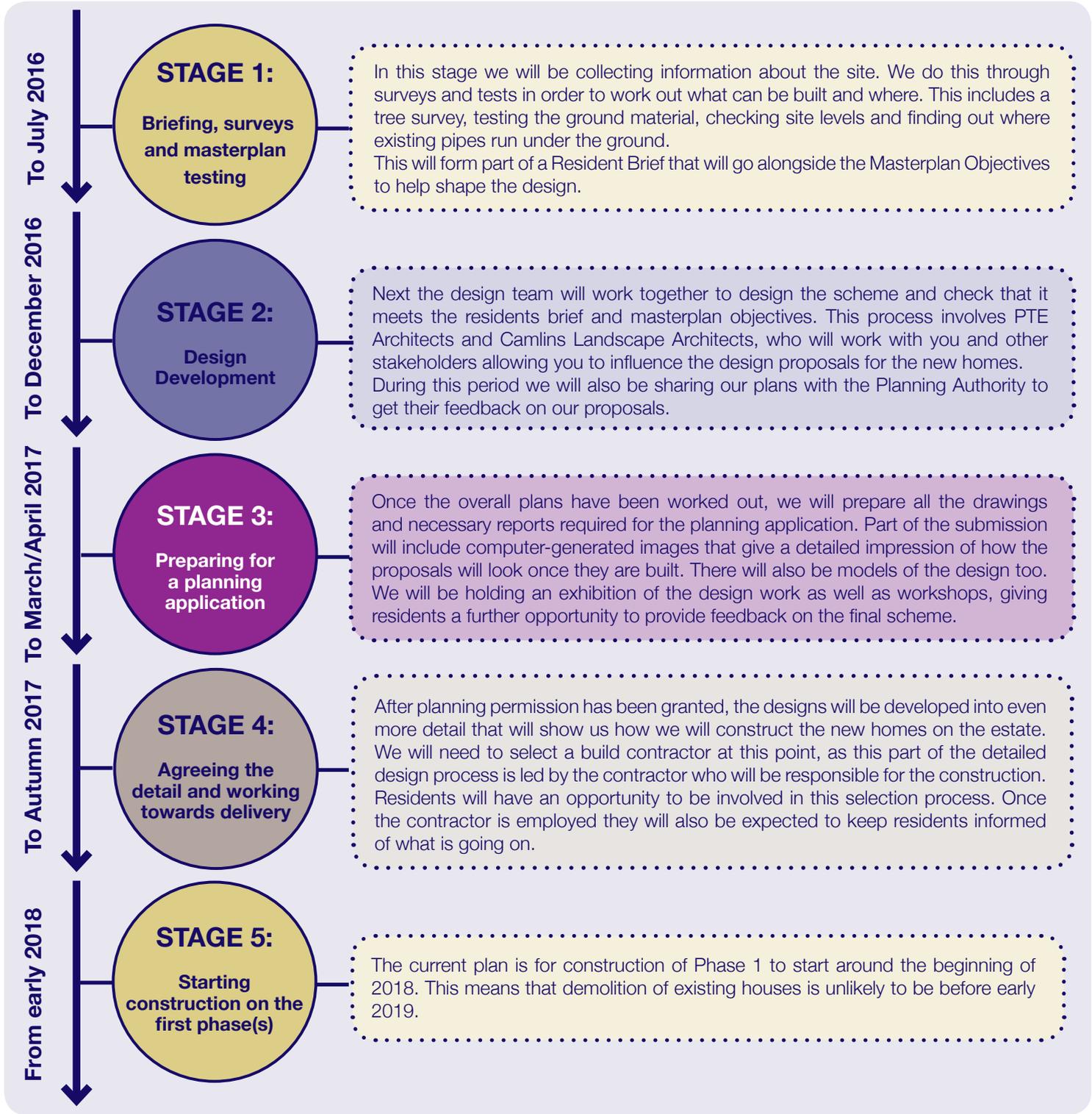


Some of the residents meeting the Development Team on the site visit on 14th May

Your Development Team - Tibbalds CampbellReith

WHAT IS THE DEVELOPMENT PROCESS?

Development projects are based around a series of project stages that need to happen in a particular order to make sure issues are resolved at the right time and in the best way for the project. We use a series of project stages developed by the Royal Institute of British Architects called the Plan of work 2013 to organise what the team do at different stages. There are 8 stages overall. Below is a summary of the first 5 and how they relate specifically to the work that will take place at the South Lambeth Estate.



KEY GUARANTEES

We are committed to keep uncertainty for residents to a minimum by giving all residents the information and support that they need to make the best choices about their and their families' futures. As a part of this we have published a set of 'Key Guarantees'. You can view them online and hard copies will be available upon request and at the Council Drop-in's.

estateregeneration.lambeth.gov.uk/key_guarantees

The Development Team have now set up an email address for resident queries!

southlambeth@tibbalds.co.uk



ROSA NOSE ALL

I have lived here since I was eight weeks old and although I am only six years old, I have many memories of life on the South Lambeth Estate. I also enjoy hearing your stories, whether you have lived here for fifty years or five minutes.

I hope you will help current and future residents learn more about our lives by contributing to a story-telling project that will involve film-making, audio presentations and other art works.

If you would like to be involved, please whisper in my ear when you see me out and about, or contact Viv Moriarty who is a trusted member of my staff: vivmoriarty@me.com.

More will be revealed in the next Newsletter...

GROWING OUR GREENS!

Lilja Katanka: 07739105885

We're very excited; the garden is looking great with our new upcycled 'bath beds' and our new signage- and looking forward to a professional sign coming soon with the support of Edible Lambeth.

We've renamed the garden "Cobbett Street Community Garden" to acknowledge its location at the heart of our estate, and we've been nominated for a Community Pride award- please support us by nominating us before June 5th. Forms are available online or from me.

Our Facebook page is @greeningwimborne so do please like us to get updates.

We're already feasting on chard and cavolo nero. Onions & strawberries will be ready very soon.

Watering is the next challenge over the summer months. Please let us know if you'd be able to get involved in helping with regular watering, weeding and grass trimming (if you



have shears or a portable strimmer we would be grateful to borrow them).

Our next confirmed gardening dates are: June 28th, July 26th, August 23rd. But do say hello any time you see us getting our hands dirty!

TRA COMMITTEE MEMBERS



Chair: Dreenagh Lyle lyle_dr@yahoo.co.uk

Treasurer: Karen Barclay karenbrcly@aol.com

Secretary: Viv Moriarty vivmoriarty@me.com

Other Members: John Taylor, Tony Smith

FUTURE ACTIVITIES

ACTIVITY	DATE/ TIME/ LOCATION
HOUSING DESIGN PRINCIPLES EVENT	10/06/16 12.00 -3.00pm Bolney Medow Centre
REP MEETING	27/06/16 6.30 pm Caretaker's Mess Room, Wimborne House
TRA COMMITTEE MEETING	30/06/16 7 pm Caretaker's Mess Room, Wimborne House

FIND OUT MORE:

CALL: Lambeth - 020 7926 4166

EMAIL: southlambeth@lambeth.gov.uk

WEBSITE: estateregeneration.lambeth.gov.uk/south_lambeth