

CENTRAL HILL ESTATE

Regeneration update - June 2017

HAVE YOUR SAY ON CENTRAL HILL'S DEVELOPMENT MANAGEMENT TEAM

To allow us to carry out the masterplanning for Central Hill we need to appoint what is known as a Development Management Team (DMT). This will be made up of the architects and other experts.

As the Key Guarantees give you the right to be involved in shaping the masterplan for your estate you will be able to quiz and score those bidding to be the DMT for Central Hill. You will be able to do this at an exhibition where all of those who are bidding will show their approach to the rebuilding of Central Hill and how they will involve you in the shaping the masterplan.

We would like you and as many of your neighbours as possible to attend the exhibitions and the details are below:

Where

Lunham Road Day Centre

When

Saturday the 17th June 10am – 2pm

Tuesday 20th June 6pm – 8pm



At the exhibitions, you will be able to score the bidders. This scoring will help to decide who the Development Management Team will be.

We also want residents to be part of the interview process for the teams bidding to be your DMT. PPCR (your Independent Resident Advisor) are running resident training for the interview process. This will include looking at questions you might want to put to the bidders. Again, it is important residents are involved in the process of appointing your DMT. Details are below - please come along.

Where

Lunham Road Day Centre

When

Wednesday 21th June 2017

6:30pm – 8:30pm



More details on the exhibitions will be sent out separately.

GET INVOLVED

Following on from the Cabinet decision to rebuild your estate we are going to change how we talk to residents going forward, so more people can be involved.

The structure of engagement going forward:

The **Design Group (open to all)** will finalise the design aspirations for the new rebuilt estate and then will work with the DMT on the design of the estate and the new homes.

The **Communications and Engagement Group** will review and support ideas for community events, job opportunities for local people (e.g. apprenticeships), and work with the council to address the impact of the regeneration for more vulnerable residents.

The **Project Team** will be chaired by Rev Croucher, the vicar from Christ Church on Highland Rd. The group will have an overview of the scheme and it is expected that one or two representatives from the Design and Communication & Engagement groups will be part of the Project Group.

We will use these groups to present information for discussion, views and feedback from residents. Each group will have around 12 – 20 people and include a balanced number of tenants and leaseholders. Part of their role will be to assist in relaying information to the wider estate. It is likely these groups will meet bi-monthly – although will vary in relation to the stage of development of the scheme.

If you have a particular interest in one of the groups you would like to join or want to find out more, please contact

Mutoka Namakambo (Karrol):

Tel: **020 7926 9720 / 07864 800 773**

Email: **MNamakambo@lambeth.gov.uk**

In addition to these groups, there will be workshops and exhibitions around subjects as we work through the development process and set up of Homes for Lambeth.

HOMES FOR LAMBETH (HfL)

The council is committed to building the better homes existing residents need, and more new homes to help tackle Lambeth's housing crisis. The Key Guarantees give all secure tenants and homeowners the right to be involved in shaping the masterplan for each new estate. They also give every council tenant the guarantee of a brand-new home on the new estate at council level rent and provide affordable options that will assist resident homeowners to stay on the estate as well.

To rebuild these estates the council is setting up Homes for Lambeth (HfL). This wholly council-owned company will also build properties to sell and rent privately which will pay for the new and better homes. It will also allow the council to reinvest the 15-20% development surplus that private developers normally make into the borough.

For more information, please go to: <http://estateregeneration.lambeth.gov.uk/hfl>

PPCR ACTIVITIES



TENANCY AND LEASES WORKSHOPS

PPCR will write directly to Lambeth tenants and homeowners when we have the dates of these workshops – likely to be in July. The workshops will take residents through the new Assured Lifetime Tenancy Agreement and Share Equity/Ownership Leases that will be in place on the new development with HfL.

VALUATIONS WORKSHOP

On 9th May PPCR facilitated a workshop for leaseholders to find out how properties are valued. Over 50 people attended and PPCR will send out further information via their blog post on questions that couldn't be answered on the day and by post.

MOVING FROM CENTRAL HILL

As part of the cabinet decision to rebuild Central Hill, the council also made a commitment to enable communities to stay together through the Key Guarantees. This means that any secure tenant has the right to move into a new home on the newly built estate. If you choose to do this you will get a new lifetime assured tenancy with Homes for Lambeth and your rents will be set in the same way as they are now.

While we want communities to stay together and help shape the design of their new estates we also understand that personal circumstances may lead to some secure tenants wanting to move away from the estate. Those that move off the estate can opt to move back to Central Hill if there are suitable council rent level homes available after those moving directly into new homes have been accommodated.

For one resident, who was already registered for a transfer, her application was up-graded to Band A. Paul, our decant officer, was able to answer the questions she had and explain about the moving, and compensation, processes. Although not there yet – some works need to be finalised, the move is imminent. 'The property is in the same area as I am now, so happy specifically in relation to the nurseries and schools my child will have access to'.

For homeowners, expressions of interest applications have been sent out for those who may want to move ahead of a phased redevelopment programme. Where homeowners have specific issues, such as health, financial position, work, etc, we are looking to prioritise these purchases. Please contact Amma or Fiona directly if you feel you need a priority buy-back.

KEY GUARANTEES

No one at Lambeth underestimates the distress that regenerating an estate could potentially cause for current residents. We want to give residents living on estates which will be rebuilt certainty and all 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' for both secure tenants and homeowners. These mean that:

- Any resident homeowner who wishes to continue to live on their estate will have the opportunity to do so.
- Any secure tenant who wishes to continue to live at their current estate will have the opportunity to do so.
- Any secure tenant who wishes to remain a council tenant will be able to do so.

You can read the Key Guarantees via: estateregeneration.lambeth.gov.uk/key_guarantees.

VALUATION REVIEW

This will come later

TUESDAYS ON CENTRAL HILL

WHO	WHERE	WHEN
Fiona & Karrol – regeneration team 020 7926 6728 / 07860 180559 FCliffe@lambeth.gov.uk 020 7926 9720 / 07864 800773 MNamakambo@lambeth.gov.uk	Lunham Rd Housing Office Resource Centre – High Limes	10-1pm / 2pm- 5pm 1st & 3rd Tuesdays of the month 6pm-8pm
Paul – decant officer 020 7926 0385 / 07904 088857 PGordon@lambeth.gov.uk	Lunham Rd Housing Office	10am- 1pm 1pm- 5pm (APPOINTMENT ONLY)
Amma – homeowner project officer 020 7926 3522 / 07903 188596 JAThomas@lambeth.gov.uk	Resource Centre – High Limes	1st & 3rd Tuesdays of the month 6pm-8pm
Helen – independent adviser 020 7926 317066 / 07476 553208 HRedd@ppcr.org.uk	Resource Centre – High Limes	1st Tuesday of the month 3pm- 7pm

CONTACT US

If you have any further questions about the potential regeneration of your estate that haven't been answered, please do not hesitate to get in touch with the Central Hill team. You can do this via:

E: centralhill@lambeth.gov.uk

W: estateregeneration.lambeth.gov.uk/central_hill