

30th May 2017

This meeting was focused on the comparison of current homes with proposed homes. It was explained:

- Walls are designed to be thick (650mm) which insulates against heat loss and also soundproofs homes
- Double glazing will be of a good standard.
- Kitchens and bathrooms will be fixed, however there is the opportunity to be flexible with the use of space, i.e. a bedroom being used as living/dining area.

Residents were enthusiastic about layouts and see the benefits offered from larger homes.

25th June 2017

There were discussions about the logistics of moving and the Key Guarantees.

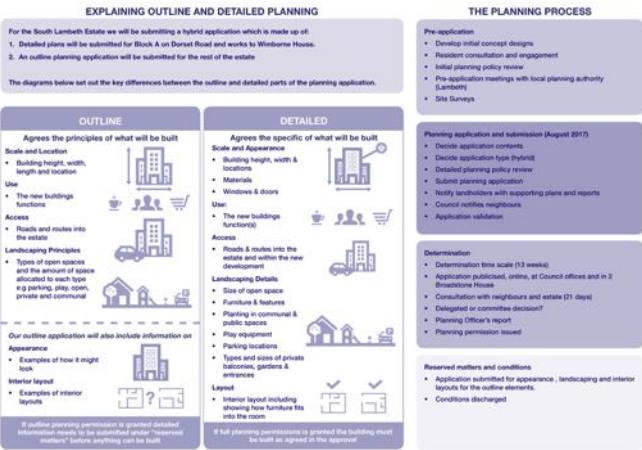
DMT presented initial floor plans for the ground floor of Wimborne House. These were seen positively.

25th July 2017

At this meeting of the REP there were a number of items for discussion. These included:

1. Compulsory Purchase Order (CPO) process
2. The planning process
3. Masterplan changes
4. Block A
 1. It was explained that the CPO process would be a 3 stage process which is as follows:
 - i. **1st stage** = Information gathering – Report will be sent to cabinet
 - ii. **2nd Stage** = Land referencing stage – Formal information gathering process
 - iii. **3rd Stage** = Council formally makes order (Min 28 days)

- Phase 1 can start whilst CPO runs alongside.
2. The planning process explained by a member of the design team and a hand out was given to REP members.
 3. The masterplan changes were explained to the REP and that there has been no loss of new homes.



Planning application explained leaflet for 25th July REP

It was also explained that Block A has stepped back at ground and first floor level away from Dorset road but keeps the same distance from Wimborne House as previously shown to residents.

The distance between Block B and D has increased but keeps the same distance from Wimborne House and Albert Square.

Block D3 has been reduced in height from 4 storeys to 3 in keeping with the heights and style of Block F (mews)

4. Block A

The floor by floor details were explained to the REP and there was a focus on the individual units on each floor. Residents liked the flexibility of the upper level maisonettes. There were discussions about HIU/MVHR units and they were pleased to know that this has not been taken out of the overall storage calculations for each unit.

There was a discussion around the ground floor maisonettes. The height of garden walls was discussed and it was felt that they should be as high as possible.

Residents were keen to see sections of Block A to show depth of gardens, heights of walls, deck access and what this will feel like.

They were happy with roof terrace space. They were keen for this to be a low maintenance space and have fob access.

The addition of the 1B1P was questioned as this had not been discussed previously.

5th September 2017

This meeting focused on the next steps for Lambeth consultations relating to the following:

- Tenancies and leases
- Housing management
- Key Guarantees

Residents wanted the widths between buildings to be marked out on the estate so they could visualise this.

A concern was raised about some of the unit types having smaller living rooms in Block A, this feedback has been noted for subsequent phases.

Membership of the REP

During the process of the design development on the estate there has been a constant presence of residents from most of the blocks. The number of attendees has fluctuated due to work commitments and residents moving away from the estate.

Where blocks have not had representation there have been attempts to address this through conversations and newsletter articles.



Updated masterplan- Presented at the 25th July 2017 REP meeting

6.0 Drop in sessions and Door knocking

Drop in sessions

From January 2017 weekly drop-ins have taken place in the community hub - 2 Broadstone House. It is a property on the estate that became vacant and has been converted into an engagement hub, with rooms available for more personal conversations.

The drop-ins have been successful in engaging residents who would not ordinarily attend wider events.



2 Broadstone House

Door knocking

October 2016

Following the Fun Day (October 2016) door knocking was completed on the estate to talk to more residents about what had been presented . This was completed across two days to maximise the opportunities to talk to residents on the estate. All homes in the low rise blocks were knocked across the two days and conversations were had with a further 9 residents.

Residents felt well informed and had general questions/ concerns about the regeneration particularly relating to their options of where they will move. There were some general concerns from older residents who would require extra support to move.

December 2016

Residents spoken to expressed concern about the timings of the project and when residents would have to move. Some residents asked for further details.

A resident expressed concern about noise transference between buildings, as they knew someone who had moved into Myatts Field had issues with their neighbours.

Event based door knocking

Door knocking was undertaken on the day of every main exhibition to ensure that residents came along and the events proved effective.



Residents putting the pieces of the landscape puzzle together on the fun day

6.0 Newsletters

Newsletters have been a key part of engagement with residents on the estate and have been used to share key information

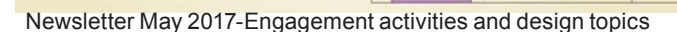
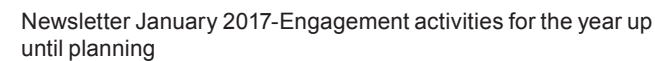
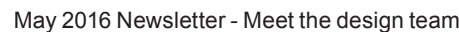
The newsletter are produced and delivered monthly. They have covered the following:

| Date | Key Topics covered |
|----------------|---|
| May 2016 | Meet the design team |
| June 2016 | What is the development process? Explaining the RIBA stages |
| July 2016 | Sharing the engagement strategy for the estate with residents |
| August 2016 | Feedback from Masterplan workshops and Study trip and hold the date for October Fun Day |
| September 2016 | Landscape walkabout and reminder for fun day. Training opportunities also advertised. |
| October 2016 | Housing needs summary, feedback from Fun day and landscape walkabout and the Key Guarantees Consultation |
| November 2016 | Site survey results, Fun Day feedback, Masterplan strategy shown,Study trip advertised |
| December 2016 | Introducing Cleo and Lauren ,Study Trip feedback, Door knocking advertised |
| January 2017 | Engagement time line for the year ahead, masterplan exhibition advertised |
| February 2017 | Site investigations,Feedback from Exhibition, Masterplan included, Work experience advertised , Akerman Road development open day |
| March 2017 | Play space consultation advertised , Site investigations update |
| April 2017 | Valuation workshop for leaseholders, block naming, play space consultation summary. |
| May 2017 | Exhibition advertised, next engagement events for the estate and what has been covered so far |
| June 2017 | Updated masterplan and feedback from exhibition |
| July 2017 | Upcoming information |
| August 2017 | Bumper edition with further details on the masterplan, flat layouts, how the building is looking, landscape designs. |



Example of Newsletter

The below are examples of the newsletters delivered to residents on the estate.



7.0 Stakeholder meetings

Stakeholder meetings

There are a number of key stakeholders who live next to the South Lambeth estate.

This section shows the engagement undertaken with them.

Notting Hill Housing (Bolney Meadow Estate)

Melcombe House Consultation 12th January 2017

The residents of Melcombe House were invited via a flyer and 2 residents attended. The residents who attended were supportive of the ideas presented but were concerned about the impact on daylight into their homes.

They also suggested that a larger playground may not be suitable for the area. They liked the idea of fruit trees and an expanded growing area.

17th January 2017 Notting Hill Scrutiny committee

On the 17th January the DMT attended the Notting Hill Scrutiny Committee and gave a presentation on the plans for the estate. It was attended by several residents from the estate. Generally residents were positive about the changes to the estate but had some concerns about the food growing garden and impact on residents in Melcombe House.

Notting Hill Scrutiny Committee 19th July 2017

On the 19th July a member of the design team and LBL attended the Scrutiny Committee to update the residents since the last meeting. Residents asked about the following:

- Balconies and how they would look
- The heights of buildings adjacent to Melcombe House and the impact on light
- Discussions with Notting Hill about the purchase of the land
- Time scales for the project
- What was happening to the leaseholders on the estate



124 Clapham Road from Wimborne House



Melcombe House gardens



View of the estate from Albert Square

Albert Square and St Stephen's Association (ASSA)

23 February 2017

Following the consultation event on the 14th January 2017 ASSA requested a meeting to discuss their concerns about the development.

The main concerns focused on the blocks closest to their homes (Blocks D, E and F). They agreed in principal with the redevelopment of the estate and building heights across the estate.

Residents asked about the mitigation available during construction particularly with relation to:

- Dust
- Noise
- Construction vehicle movements

It was explained that the construction company would develop a Construction Management Plan to look at ways to mitigate these factors. Where issues arise there will be a resident liaison representative on site.

Residents asked whether compensation would be available for the noise experienced and the affect that this would have on those who work from home.

One resident asked about the monies, which came from Nine Elms, and how that was being used by Lambeth.

There were questions about how the development needed to respond to the Conservation Area, as residents were unable to do anything to their properties without permission. PTE explained that the development plans have to be sensitive to the Conservation Area with respect to materials etc.

Residents expressed concerns about the variation in heights from Albert Square to Wilkinson Street and the impact of the development on those homes. The main concerns were:

- The development is a change for residents
- The footprint of the building is 3.5 metres closer than currently which impacts on overlooking, privacy and their private gardens
- The Block is higher than the current buildings
- Balconies
 - Type of balconies

- Concerns of overlooking,
- Noise generated from residents
- Whether they could be moved to the north side- it was stated that they could not be moved due to policy

■ Compromised privacy was an important factor for them

The design team said it would investigate moving the building back to the current building line.

It was explained that the application would be detailed for phase 1 and an outline application for the rest of the estate.

Materials

ASSA asked whether there would be any changes to the materials suggested. PTE explained that this was unlikely to change, as planners liked the proposals. There may be slight variations within each of the phases. It was important for residents that light coloured buildings are built to allow for light reflection into their properties.

Access to gardens

Access needed to be maintained into the gardens at the back of 32 Albert square.

Access to play spaces on the estate

Residents were keen to access the new play space on the estate and asked whether this could be accessed through Albert Avenue. It was explained that this was a private road. The residents had received planning approval to place a gate at the end of the street and so this connection would be difficult to make.

ASSA meeting 13th June 2017

Following the consultation in May 2017 a further meeting was arranged with ASSA to discuss the changes since the previous meeting.

The changes were seen very positively and residents were pleased that block D had been moved back to the building line of Swanage House.

There will be further engagement planned with ASSA in the next design stages.

Holland Rise and Whitebeam TMO

13th February 2017

On the 13th February members of the DMT and LBL attended the meeting to give a summary of the estate regeneration of the South Lambeth estate. Residents who attended were positive about the changes but were concerned about the following:

- Impact of parking on the surrounding area
- What was happening to current residents and leaseholders

12th June 2017

There were 9 committee members present and the estate manager. The main points raised were as follows:

- The tenure split between the number of units
- Questions about the rent levels for current and new residents
- Shared ownership options and the percentages for this.
- The types of units; are they all flats? It was explained that there was a mixture of maisonettes, flats and houses
- Questions around how the blocks would be made up i.e. would there be private blocks or mixed>
- Concerns about Block A and the light going into it.
- Estate manager mentioned that they are having a summer party so asked whether we could attend to show residents the plans
- Estate manager asked questions about some of the elements in the new scheme i.e. fire doors, lighting strategy
- The outline vs. detailed planning application was explained to residents

Further meetings are planned following the submission of the planning application, these will be held at key stages to ensure that residents are kept informed.

Hyde Housing- The Bridge Estate

It was extremely difficult to gain any contacts within the housing association initially.

15th April 2017

On the 15th April the engagement manager met with the estate manager for the Bridge Estate to explain what was happening on the South Lambeth Estate. The development principles were explained and this was accompanied by an estate walk around, which showed approximately where the new buildings would go . They were then invited to the next consultation in May but did not attend.

Benville House Meeting - Hyde Housing 7th August 2017

Following ongoing communications with the Housing Team at Hyde Housing the design team attended the monthly residents; meeting with Benville House residents. There were 8 residents present.

The residents were interested in the time scales for the development as well as the following:

- Sizes of homes being built
- Whether they included accessible homes and parking
- Would green spaces be safe and not encourage anti social behaviour
- Have equalities been assessed on the estate
- Why was the project being undertaken? The homes seem in good condition
- What was happening to the shops?

Further meetings are planned following the submission of the planning application, these will be held at key stages to ensure that residents are kept informed.

St Stephens School

On the 11th September 2016 there was a meeting between the engagement manager and the head teacher at the school to discuss the changes to the estate. The school has a lot of children who live on the estate and they wanted to know the process for the families.

It was agreed that we would keep them up to date with the events that were taking place on the estate. Leaflets and posters were put up in the school to advertise events and inform parents about what is going on.



Residents giving their feedback



Landscape walkabout

Look Twice

Regular contact has been maintained throughout the process and since their inception in July 2016.

Look Twice were a key part of the October Fun Day 2016 where they provided the music and arranged the football sessions on the day.

The play space consultation was also undertaken in partnership with Look Twice.

Look Twice remain a key stakeholder. They have a key interest in the MUGA on the estate as they have recently started football training with young people.



Instagram post by Look Twice following the Fun Day October 2016



Summary of feedback received and how the design team have responded

There have been a number of key activities for residents and stakeholders to engage with the estate regeneration of the South Lambeth Estate the feedback from these events is summarised below.

| Feedback | Design response | Date received |
|--|---|---------------|
| Residents from Albert Square and were pleased that Block D had moved back to original building line of Swanage House. | Block D is proposed on the same building line as Swanage House. | 14.05.17 |
| Residents were keen to see the final plans for play on the estate. | The final plans for play will be shared with residents for comment at a later stage. | 14.05.17 |
| Residents were keen to see sections of Block A to show depth of gardens, heights of walls, deck access what it will feel like. | This information was shown at the 8th August exhibition, online and at weekly drop-in sessions. | 25.07.17 |
| Distances between buildings | The distances between buildings have been marked on section plans. An overall masterplan has been displayed in 2 Broadstone House . | 08.08.17 |
| Local amenities | | |
| Concern about the local provision for doctors, schools etc. | A capacity study for schools and local amenities is attached within the planning application. | 1.10.16 |
| Construction | | |
| Concerns about construction traffic. | A Construction Management Plan will be developed. This will look at how construction traffic is managed throughout the phases. | 1.10.16 |
| Retail | | |
| Residents did not want to see additional shops on Clapham Road next to The Village. | Shops have been removed from Clapham Road. | 25.11.16 |
| Residents did not want retail on Clapham Road | Retail and commercial is planned to be a similar position to their current location. | 14.01.17 |
| There were questions around the continuous use of retail. What are the options were for current retailers. | LBL are undertaking discussions with the retailers about alternative locations and potential to come back. | 14.01.17 |
| What is happening to the shops? | The shops will be relocated into the same area they currently are. | 07.08.17 |
| Residents asked about the types of shops that would be in the scheme. Residents wanted a newsagent and a small supermarket | The type of retail put into the scheme will be developed at a later date but the requests have been noted. | 08.08.17 |
| Training | | |
| REP members asked to have further details on parking, secured by design, sustainability and building materials. | REP members have been presented with information about each of these issues. Further information will be presented on materials. | 25.11.16 |
| Exhibitions | | |

| Feedback | Design response | Date received |
|---|--|---------------|
| Information for the exhibition was presented to the REP to ensure they were clear and easy to understand. Some suggestions were made by residents to change the boards. | Changes were made to the boards before the exhibitions. | 10.01.17 |
| Access | | |
| Access for the school bus to the estate was highlighted. The Council need to be informed when works were taking place. | Highways engineers have been informed about this. | 10.01.17 |
| Concerns were raised about access to the back gardens at the back of Albert Square. | Access will be maintained to rear gardens. | 14.05.17 |
| Concern about routes through the estate. | There will be routes maintained through the estate. | 19.07.17 |
| Light | | |
| Levels of light in block A and the effect on light levels in surrounding buildings - will they have enough? | The design of the block has been done carefully to ensure that levels of light have been maximised and the impact on neighbouring resident is minimised | 14.01.17 |
| Concerns about the amount of light into Block A. | Block A is being designed to allow light into the block. | 12.06.17 |
| Impact on light on Melcombe House | The block closest to Melcombe House has been designed to have a stepped roof to reduce the impact. | 19.07.17 |
| Overlooking | | |
| There is concern regarding the privacy of gardens in the new blocks and how this will be dealt with. | Balconies overlooking properties are being designed to minimise disruption and overlooking. | 14.01.17 |
| Landscape | | |
| Some of the planting on the estate needs improving. | The landscape strategy will address improvements to planting. | 09.09.16 |
| There was strong support for food growing spaces on the estate: These could fit within spaces south of Wimborne House. | Food growing has been put in many areas around the estate | 1.10.16 |
| Making provisions for wildlife, such as bird boxes and bird feeders was suggested. Residents suggested that they could be both in communal and public spaces. | It is intended to provide bird boxes and bat boxes, as well as invertebrate hibernacula around the estate. This will be within the park and in communal gardens. Several new trees will be introduced to the site, of various species. | 1.10.16 |

| Feedback | Design response | Date received |
|---|--|---------------|
| Communal gardens should be open in character and with flowers, and suitable for younger children. | Communal gardens are being designed to allow people of all ages to use them. The Courtyard garden will have door step play within them. | 1.10.16 |
| Communal spaces should be useful for resident's own gardening activities, and this should be inclusive of children. | Food growing have been planned across the estate. | 1.10.16 |
| Landscape should be low maintenance. | Landscape has been designed to be low maintenance. | 1.10.16 |
| Residents felt that Block B courtyard should be open to all residents. | The Block at the 14.01.17 exhibition was opened. However, following feedback from planning officers and secured by design the routes through have been closed. | 1.10.16 |
| Most residents were not keen on a public frontage on Clapham Road. | The landscaping along Clapham Road provides a further buffer for residents from the road. | 1.10.16 |
| The new residents courtyard should be spacious and attractive, with different uses for all ages. | The courtyard in Block B is being designed to with a number of different uses including play and gardening. | 19.11.16 |
| Garden/terrace size is important. | Gardens and terraces are being designed in line with minimum size requirements. | 19.11.16 |
| Growing spaces are important to the estate and should be expanded. | Growing spaces have been increased for the new blocks on the estate | 14.01.17 |
| The community garden near Melcombe House was extremely important. | It is intended to retain and improve the community garden near Melcombe House. | 14.05.17 |
| Concern about the green space and whether it would encourage anti social behaviour. | The green spaces on the estate are being designed to ensure there is natural surveillance and lighting is appropriate. | 07.08.17 |
| Residents were keen to see more trees planted on the estate. | 35 trees will be removed as they are coming to the end of their life. 18 trees are being kept and approximately 90 trees are planned to be planted. | 08.08.17 |
| Recreation for adults such as a gym. | There are spaces for adults to sit in the open spaces. Gyms are currently not planned. | 08.08.17 |
| What is the differences between the surfaces in terms of materials? | The differences in the materials will be explained in detail in the planning application which will be available to view in 2 Broadstone House. | 08.08.17 |
| Play | | |
| Keen to know about the improvements to the sports pitch and what games would be played. | The play space consultation indicated that both football and basketball are the most popular games played on the estate. | 09.09.16 |
| Play space should be usable. | The play space within the new development will be a mixture of equipment for all ages. | 1.10.16 |

| Feedback | Design response | Date received |
|---|---|---------------|
| The sports pitch should be placed away from buildings where possible and measures to reduce noise should be introduced. A preferred location is south of Wimborne House. | The sports pitch is to be placed within the large green space in the middle of the estate. | 1.10.16 |
| Residents were concerned about the level of play provision for the estate. | Play provision is in line with planning policy and includes play for all ages. | 1.10.16 |
| Play areas are an important part of the estate and should be safe, overlooked and encourage all ages to play. | Play spaces have been designed to ensure that they are suitable for a wide age range. The play spaces are overlooked. | 1.10.16 |
| Play is extremely important to residents and this must be usable. | The play on the estate will be in line with the play space consultation. | 19.11.16 |
| Residents gave some feedback on play equipment including chess boards, table tennis and seating. | Further play equipment engagement took place in March 2017. This will inform the design of play spaces in the following phases. | 14.01.17 |
| Some concerns were raised about the play space in Block B- would this create a lot of noise? | The play space in Block B is designed for young children. | 14.01.17 |
| Sports pitch should be improved and retained - young people are keen for this to be improved and make it safer | The sports pitch will be reprovided within the main green space in the estate. It will be improved as part of the landscape strategy. | 11.03.17 |
| The types of play equipment young people would like to see on the estate are as follows: 1. Areas and equipments to climb on 2. Benches to sit and chat 3. Swings for all ages 4. Trampolines or similar to allow jumping 5. Play equipment that doubles up as exercise 6. Slides | The play strategy for the estate will be developed in line with both planning policy and further development work will be done on the play spaces to include the suggestions. | 11.03.17 |

| Feedback | Design response | Date received |
|--|---|---------------|
| Football and basketball were the most popular sports played on the MUGA. | The MUGA will be designed to allow play for both sports. | 11.03.17 |
| The surface preferred for the MUGA was astroturf. | Further design work will be completed at a later design phase. | 11.03.17 |
| No concrete on the MUGA | The MUGA will be designed to be improved. The material is to be determined during a later design phase. | 08.08.17 |
| Community space | | |
| The community space should not be too near the shops because this might cause conflict. | The community room is placed under Wimborne House | 1.10.16 |
| Community space should be for the community and not too expensive. | The pricing of the community room has not been set but it will be affordable for residents. | 1.10.16 |
| Community space should not take away from much needed houses. | The community room is being placed under Wimborne house. | 1.10.16 |
| Residents preferred the community room under Wimborne House. | Community room has been placed under Wimborne House to allow residents to use the main green space during events. | 1.10.16 |
| The community space should be next to the park (under Wimborne House). | The community room is being placed under Wimborne with access to the green space | 1.10.16 |
| Who will manage the community room? | This is still to be determined. | 08.08.17 |
| Wimborne House | | |
| There were discussions about how the Wimborne House entrance can be improved. | The entrance to Wimborne is undergoing changes to allow residents to enter and exit from both sides of the building. This will also increase the visibility through the building. | 14.01.17 |
| The through route between Wimborne and Palfray place was mentioned and how this would be dealt with going forward. | The ground floor of Wimborne house is undergoing changes to enable residents to gain access from both sides of the building. | 14.01.17 |
| Plans for the ground floor changes to Wimborne House were presented to the REP and were seen positively. | The ground floor plans were presented to the wider estate in August . | 25.06.17 |
| Residents on the ground floor of Wimborne House did not want direct access from front gardens | Direct access has been removed. The homes at ground level will be accessed as they currently are. | 25.06.17 |
| Phasing | | |
| Residents were keen to find out where they would be moving to on the estate | A phasing plan was presented to residents in August and sent in the monthly newsletter. | 14.05.17 |

| Feedback | Design response | Date received |
|---|---|----------------------|
| Parking | | |
| Parking and impact on wider neighbours. | Parking has been provided in accordance with planning policy | 1.10.16 |
| Questions about the impact on surrounding residents parking. | Parking is being provided in line with planning policy and new residents will be unable to apply for parking permits. | 13.02.17 |
| Balconies | | |
| Solid balconies were preferred. | Solid balconies are being developed. | 14.01.17 |
| There were concerns about balconies overlooking homes. | Balconies are being designed to minimise overlooking and impact. | 14.05.17 |
| Internal layouts | | |
| Residents were keen to see what their new homes would look like. | New home layouts were shown following further design of Block A in July 2017. | 14.01.17 |
| Site investigations | | |
| Site investigations - impact on residents. | Door knocking was undertaken to inform residents of the detail of the site investigations. | 14.01.17 |
| Key Guarantees | | |
| What is happening to the leaseholders on the estate? | The Key Guarantees show the options for leaseholders on the estate. | 13.02.17 |
| Procurement | | |
| Scope of works of the Independent advisors was presented to the REP for comment. | Residents gave their feedback on the scope. | 28.02.17 |
| Tenure | | |
| Questions about the tenure spilt. | The proposed tenure spilt is in the planning document and will be shared with residents. | 12.06.17 |
| Unit types | | |
| Residents were concerned that a 1b1p flat had been introduced into Block A. | This flat is currently 50m2 so falls slightly short of the 1b2p standard. It will also have separate a living room and bedroom. | 25.07.17 |
| Roof Terrace | | |
| Residents liked the roof terrace on Block A but it would need to be low maintenance and have fob access. | The Roof Garden will have fob access. The design will be low maintenance. | 25.07.17 |
| Gardens | | |
| Provision of gardens - residents who currently have gardens wanted to see as many put back into the new estate. | The number of gardens for homes has been maximised. | Housing needs survey |
| Service Charges | | |
| What are the service charges and how will these be worked out? | This is still to be determined. | 08.08.17 |

| Feedback | Design response | Date received |
|---|---|---------------|
| Concierge | | |
| Residents wanted to retain the concierge in Wimborne House. This provides security for residents. | There are no changes planned. | 08.08.17 |
| Housing needs | | |
| Some residents concerned their needs may change by the time they have to move. | Housing Needs surveys will be completed to assess residents at each design stage. This will ensure that changes in circumstances are included into designs. | 08.08.17 |
| Roof garden | | |
| It needs to be low maintenance/ managed/secure. | The roof garden will be secured and low maintenance. | 08.08.17 |
| All | | |
| Information from REP. | See section 5.0 | 26.06.16 |



South Lambeth Estate sign

9.0 Activities undertaken RIBA Stage 1-3

Full Schedule of Activities

The below shows a full list of activities undertaken during RIBA Stages 1 – 3.

| Date | Activity | Aim | Audience |
|--------------------------------|--|---|--|
| May 2016 | | | |
| Early May | Newsletter | Introduce the design team | Residents (hard copy) Mailing List (soft copy) Website |
| 24.05.16 | Walkabout | Estate walkabout with residents | Residents |
| 24.05.16 | SLEREP meeting | Talk about: Introducing the design team | Residents |
| June | | | |
| 10.06.16 | Launch Event/ Housing Design Principles | Share Lambeth's Housing Design Principles Introduce DMT Understand Questions & Concerns | Residents Surrounding Neighbours & Stakeholders |
| 27.06.16 | SLEREP | Talk about: Engagement plan Update on where we are | Residents |
| July 2016 | | | |
| 06.07.16 | Newsletter | Share the proposed engagement plan Invite to study trip on 13th July 16 | Residents (hard copy) Mailing List (soft copy) Website |
| 13.07.16 | Study trip | Study trip to New Union Wharf Allow residents to see an estate, which is currently under construction, and talk to residents who have gone through the same process of regeneration. | Residents |
| 18.07.16 | Masterplan Workshop | Workshop around the meaning and development of a masterplan, to educate residents how this will impact on their estate | Residents |
| SLEREP | 26.07.16 | Talk about: What we learned at the workshops Workshop in September and fun day setting . | Residents |
| August 2016 | | | |
| Meeting about Memories project | 05.08.16 | Discussed the memories project and how it can work for the estate. | Residents |

| Date | Activity | Description | Audience |
|-----------------------|--|--|--|
| August 2016 | | | |
| w/c 08.08.16 | Newsletter | Share feedback from: Workshops Study Trip Inform about next workshops | Residents (hard copy) Mailing List (soft copy) Website |
| 18.08.16 | Digital Project | Attended digital workshop | Residents |
| 18.08.16 | Planning meeting for the fun day | Meeting with residents to plan fun day | Residents |
| 23.08.16 | Meeting with gardening group about the fun day | Discussions about how they can be involved and where we can put them. Early discussions about requirements in the development. | Residents |
| 23.08.16 | SLEREP | Talk about: Estate fun day Landscaping and masterplan discussions | Residents |
| w/c 30.08.16 | Newsletter | Talk about: Estate fun day advertising and outline what will happen on the day Landscape walkabout | Residents (hard copy) Shopkeepers (hard copy) Website |
| September 2016 | | | |
| 05.09.16 | Fun day planning and digital workshop | Discussions around what needs to be done and by who | Residents |
| 10.09.16 | Landscape walk about | Look at examples of good/ bad landscaping in the area. | Residents |
| Mid September | Leaflet | Leaflet to all residents in blue line for October Fun Day | Blue line residents |
| 27.09.16 | SLEREP Meeting | Fun day and Exhibition final preparation Feedback from landscape walkabout Update on programme | Residents Ward councillors |

| Date | Activity | Description | Audience |
|-----------------------|----------------------|---|--|
| October 2016 | | | |
| 1.10.16 | Exhibition - Fun day | Opportunity for residents to talk about initial masterplan and gain feedback. Introducing community projects such as community gardening. | Residents, surrounding residents, stakeholders , councillors |
| w/c 17.10.16 | Newsletter | Housing Needs Assessment Fun day feedback and Introduce the REP selfies | Residents and shop keepers Councillors |
| 25.10.16 | SLREP | Key Guarantees feedback Feedback from the fun day Looking forward | Residents |
| 26.10.16 and 28.10.16 | Door knocking | Gain more feedback on information presented at the fun day | Residents |
| November 2016 | | | |
| w/c 7th November | Newsletter | Feedback from fun day, surveys and advertise study trip | Residents hard copy and website |
| 19.11.16 | Study trip | Looking at local developments and how they relate to the estate | Residents |
| 29.11.16 | SLERP | Share feedback from study trip , discuss drop ins and next year | Residents |
| December 2016 | | | |
| Early December | Newsletter | Year end , feedback from study trip, introducing the next consultation | Residents hard copy and website |
| 9.12.16 and 14.12.16 | Door knocking | Update on plans and where we are. | Residents |

| Date | Activity | Description | Audience |
|----------------------|---|---|--|
| January 2017 | | | |
| 09.01.17 | Newsletter | Newsletter to residents outlining the programme for this year and reminding them about the exhibition | Residents and web |
| 10.01.17 | SLERP meeting | To discuss the boards for consultation | Residents |
| 12.01.17 | Melcombe House event | Specific event for Melcombe House residents | Surrounding residents |
| 14.01.17 | Stage 2 Exhibition | Design Development including phasing, landscaping and focused design boards. | Residents, surrounding residents, stakeholders , councillors |
| 14.01.17 | Door Knocking | During the exhibition | Residents |
| 17.01.17 | Bolney Meadow Scrutiny Committee | Update on programme and design | Notting Hill Residents |
| 20 and 27 | Drop in sessions | To gain further feedback from residents | Residents |
| 31.01.17 | SLERP | Feedback from exhibition, programme going forward , site investigations | Residents |
| February 2017 | | | |
| 7,14,21 and 28th | Drop in sessions | Drop in for residents | Residents |
| Mid February | Newsletter | Site investigations work | Residents |
| 13.02.17 | Meeting with Whitebeam and Holland Rise TMO | Update them on scheme | Whitebeam and Holland Rise TMO |
| 21.02.17 | Meeting with Albert Square and St Stephen's Association | Update them on the scheme and address their concerns | Albert Square and St Stephen's Association |
| 28.02.17 | SLERP | Play space consultation and programme | Residents |
| March 2017 | | | |
| Early March | Newsletter | Play space consultation advertised | Residents, Web |
| 7,14,21 and 28th | Drop in sessions | Drop in for residents | Residents |
| 11.03.17 | Play space consultation | Gaining ideas for play | Public event |
| 28.03.17 | SLERP | Play space calculations and general updates. Feedback from the play space consultation was shared with the REP. | Residents |

| Date | Activity | Description | Audience |
|-------------------------------|---|---|--|
| April 2017 | | | |
| Early April | Newsletter | Play space consultation summary, leaseholder workshop | Residents |
| 4.11.18, 25th | Drop in session | Drop in for residents | Residents |
| 25.04.17 | Meeting with Hyde Housing | Meeting to discuss scheme | Hyde Housing |
| May | | | |
| 02.05.17 | SLEREP | Updated masterplan presented | Residents |
| Early May | Newsletter | Advertising the exhibition | Residents |
| 16.05.17 | Public exhibition | Update on design | Public event |
| 2nd, 9th, 16th, 23rd and 30th | Drop in session | Drop in for residents | Residents |
| 30.05.17 | SLEREP | Typical flat sizes | Residents |
| June 2017 | | | |
| 6th, 13th, 20th and 27th | Drop in sessions | Drop ins for residents | Residents |
| 12.06.17 | Meeting with Holland Rise and Whitebeam TMO | Stakeholder meeting | Holland Rise and Whitebeam TMO |
| 13.06.17 | Meeting with Albert Square and St Stephen's Association | Stakeholder update meeting | Albert Square and St Stephen's Association |
| Mid June | Newsletter | Updated masterplan and feedback from exhibition | |
| 25.06.17 | SLEREP | Wimborne House changes and general update | Residents |
| July 2017 | | | |
| 4th, 11th, 18th and 25th | Drop in sessions | General updates | Residents |
| Mid July | Newsletter | General Update | Residents |
| 25.07.17 | SLEREP | Block A focus | Residents |
| August 2017 | | | |
| 1,15, 22,29 August | Drop in sessions | General updates | Residents |
| 07.07.17 | Meeting with Benville House residents | General update | Benville House |
| 08.08.17 | Phase 1 Exhibition | Update on the masterplan, block A focus | Residents, surrounding residents, stakeholders , councillors |
| 08/08/17 | Door knocking | Undertaken during exhibition | Residents |
| Mid August | Newsletter | Bumper edition showing the majority of what had been displayed at the August Exhibition | Residents |

Lambeth Council consultation undertaken

Housing Needs Surveys

A housing needs survey was undertaken by Lambeth Council on the estate to help inform the sizes of properties needed.

Housing aspirations

The surveys indicated that the overwhelming majority of residents wanted to remain on the estate. The majority of respondents preferred a single move into a new home and leaseholders were more likely to want to move twice to return to a preferred property on the rebuilt estate. Other housing aspirations varied for tenants and leaseholders and are provided for each, as below.

Tenant preferences

| | |
|---|-----|
| Move once into a new home on the estate | 53% |
| Move twice (if it means moving into a more suitable home on the estate in the future) | 23% |
| Interested in Shared Ownership opportunities | 12% |
| Remain a Council Secure Tenant elsewhere in Lambeth | 9% |
| Buy outright | 3% |

Leaseholder preferences

| | |
|---|-----|
| Move once into a new home on the estate | 55% |
| Move twice (if it means moving into a more suitable home on the estate in the future) | 44% |
| Move off the estate | 22% |

In addition, 33% of leaseholder respondents said they were prepared to look at all options including moving off the estate.

Your new home

Type of preferred home

Although five of the 6 blocks to be redeveloped are maisonettes, the majority of respondents wished to move into a flat (46%) as opposed to a maisonette (44%) when the estate is redeveloped. 10% did not indicate a preference.

Kitchen

The survey results provided some clear information about the type of new home preferred by residents. Residents told us that you would prefer to keep a separate kitchen (74%) as opposed to open plan (9%) while 11% said they had no preference.

Where you get your information about the regeneration of South Lambeth Estate

You told us that you get your information mainly from the estate newsletters and letters sent out by the Regeneration

Team (86%). This was followed by attending the Tenants and Residents' Association meetings (32%) and other regeneration-related meetings (30%). A total of 28% of residents received information from neighbours however only 19% said they attended estate events or open-days and 10% received regular information from our email bulletins.

Your feedback on the regeneration of South Lambeth Estate

The majority of respondents told us that they feel informed about the regeneration proposals. A total of 74% said they felt either informed or very informed however this figure was higher amongst tenants (86%) than leaseholders (55%). Meanwhile, 16% of respondents said they were not informed or not at all informed about regeneration proposals. Again, there are differences between tenant and leaseholder response figures with 39% of leaseholders less informed than tenants (8%).

Your feedback on the Key Guarantees for Tenants and Leaseholders

Feedback on the Key Guarantees for Tenants and Leaseholders produced some slightly different results. A total of 48% of respondents felt informed or very informed about the Key Guarantees compared to a total of 16% who stated they did not. However, 35% said they did not know.

Keeping you updated

You told us that you would like to be given regular updates on the regeneration of South Lambeth Estate. 41% of respondents preferred these to be monthly while 18% said fortnightly. However, 38% of respondents wanted information only when big changes were due to happen.

Future engagement

We received some very good feedback about future engagement with residents on the estate and suggestions on how people preferred to be involved. They are listed as follows:

| | |
|---|-----|
| Day trips [to other regeneration estates] | 34% |
| Coffee mornings | 24% |
| Gardening club | 21% |
| Activity classes | 21% |
| Digital buddying programme | 16% |

Lambeth Design Standards and meet the Design team exhibition

The Lambeth Design Standards exhibition took place on the 10th June 2016 in Bolney Meadow Community centre. It was attended by 22 residents .

The main feedback and questions included:

- Gardens should be included for new homes
- Parking spaces for residents
- Storage space is important
- Will the building have renewable energy?
- Will new homes have communal heating?
- Will the new building have green roofs?
- Built in wardrobes for some people were important
- Separate kitchens were important for some residents
- More notice is required for meetings/workshops
- Bathroom and toilet to be placed together in the same room
- Some residents were willing to downsize their property



Residents discussing the design standards in Bolney Meadow Community centre

Key Guarantees Consultation

Lambeth held the final consultation to get residents' feedback to see whether, within legal and financial limits, there is anything more they could do. This consultation ran until 21st November 2016.

Residents were able to provide feedback by the following methods:

Completing a form that will be enclosed with the booklet you have received and return it to:

Key Guarantees Consultation,
c/o Housing Regeneration,
London Borough of Lambeth,
7th Floor International House,
6 Canterbury Crescent,
London SW9 7QE

Or by going to: http://estateregeneration.lambeth.gov.uk/kg_consultation and completing the online form.

Attending one of the events at the Caretakers' Office, Wimborne House, Dorset Road (no appointment necessary).

- Monday 24 October 2016: 4.00 to 6.00pm
- Thursday 3 November 2016: 6.00 to 8.00pm
- Monday 7 November 2016: 6.00 to 8.00pm
- Tuesday 15 November 2016 : 4.00 to 6.00pm
- Friday 18 November 2016: 11.00am to 1.00pm

Conclusion

We have received a lot of feedback from residents and neighbours. In the main, feedback has been supportive of the development of the estate. There are some areas of concern for residents and they include:

- Parking provision for the estate and impact on the neighbouring parking
- Heights of buildings
- Some concerns about the balconies and how these can reduce overlooking and impact on privacy
- Concerns about impact on daylight into properties

A total of 480 residents have attended our events and we have held a number of stakeholder meetings.

Further engagement will take place in the design development of the subsequent phases on the estate

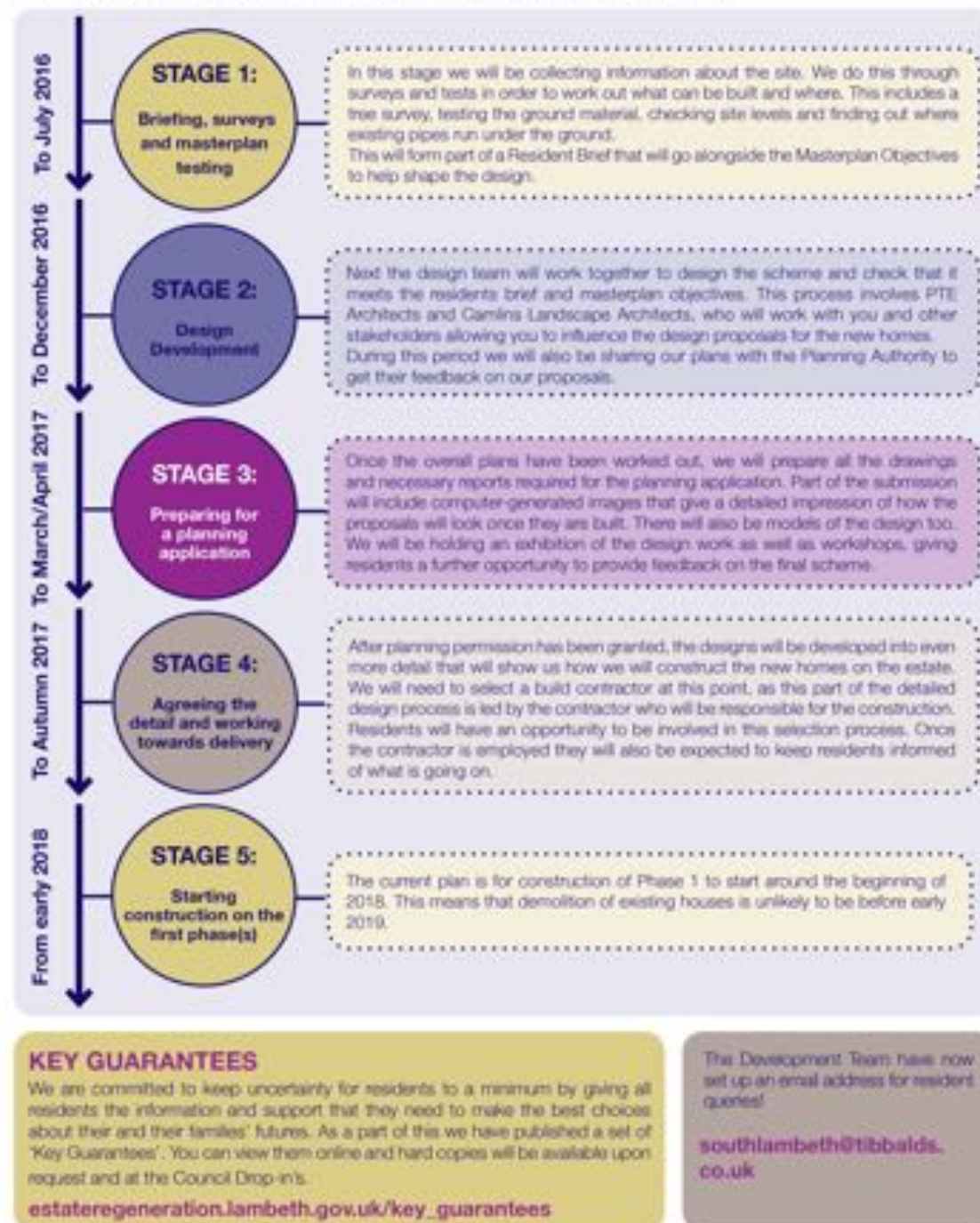


October Fun Day 2016

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.



The development process explained in the July 2016 newsletter