



HOMES FOR  
LAMBETH

## South Lambeth phase 2 planning workshop notes with responses

<b>Reference:</b>	South Lambeth phase 2 planning workshop		
Date of Meeting:	12 April 2022	Time:	6 – 7:30pm
Location:	The Green Space, Dorset Road, South Lambeth Estate		
Meeting Purpose:	Introduction to residents regarding the Reserved Matters Planning Application		
Copies to:	N/A		
Chaired by:	Hosted by Homes for Lambeth Paige Collins (Development Manager)		

<b>Present:</b>	
Residents	24 residents from South Lambeth Estate
Councillors	-
HfL officers	Maxine Igbinedion (MI) - Resident Engagement Officer Paige Collins – Development Manager Jeannette Brooks (JB), Resident Engagement & Communications Manager
LBL officers	Patrick Mcgreal – LBL, Leasehold acquisitions Louise Fleming – Senior Housing Liveability
Consultants	<ul style="list-style-type: none"><li>▪ Pollard Thomas Edwards <a href="http://www.pollardthomasedwards.co.uk">www.pollardthomasedwards.co.uk</a> Sarah Eastman Leigh Bullimore</li> <li>▪ Planning Potential <a href="http://www.planningpotential.co.uk">www.planningpotential.co.uk</a> Paul Galgey</li></ul>
Independent advisors	Yvonne Williams - TPAS

Following welcomes from the workshop group (Homes for Lambeth and consultants), Paige Collins shared a Reserved Matters Application (planning application) presentation to residents.



Comments and questions from the residents were taken before and after the presentation as follows.

Item no.	Comments / questions	Responses/Actions	By when
1	Notice of workshops and meeting to be improved. Only a few days is not sufficient for residents.	HFL to share information of workshops and sessions when possible 14 days in advance.	
2	Translation support could be provided for residents at similar workshops.		
3	Introductions to the project team and the consultants as the presentation began		
4	Planning (RMA) presentation was presented by Paige Collins	Printed copies of the presentation to be made available for residents from the Green Space  The presentation is to be added to the web page <a href="http://www.homesforlambeth.co.uk/our-places/development-south-lambeth">www.homesforlambeth.co.uk/our-places/development-south-lambeth</a> document library	ASAP
5	Residents wanted access to the Outline Planning Consent information.	Planning information available from the planning portal, 17/05993/OUT can be printed and large printed for residents from the Green Space.  <a href="https://planning.lambeth.gov.uk/">https://planning.lambeth.gov.uk/</a> Enter reference 17/05993/OUT	ASAP
6	Residents suggested outline planning permission documents to be available at the hub	As above	



7	Residents asked what roads will be affected in phase 2 hoarding installation?	TPE said that they'd flag up hoarding with the work of the phase 2 contractor appointment and agreement.	
8	TPE referred to the possibility of the hoarding moved and updated as relevant to the plan's progress and resident needs		
9	Residents asked what their involvement would be in the appointment of the phase 2 building contractor	HFL commented that the appointment frameworks internal to HFL would need to be adhered to. Some resident involvement in the process to appoint may be possible but needed to be decided upon internally first.	
10	Residents asked what scrutiny residents can have in the appointment process	HFL could explore post contract due diligence when a possible shortlist of contractors is agreed to for residents to look at the shortlisted organisations.	
11	Residents asked about the area of demolition. How will the nuisance and disruption be mitigated?	HFL will detail the demolition plan clearly within the RMA, documents will be publicly available via the planning portal.	
12	What can residents influence with the designs?	HFL confirmed <ol style="list-style-type: none"> <li>1. General appearance of the buildings</li> <li>2. Landscape design</li> <li>3. Internal Layout (floorplans)</li> </ol> <p>Residents can input to the above (appearance, landscape, internal layout</p>	
13	Residents said  a. How can residents keep involved in the process?	Residents can be involved in the process by attending workshops and events to input into the design, for example, a	

	<p>b. How can residents be supported to be better able to influence the RMA?</p> <p>c. Can residents be provided with the "tools" to make their influence matter and have impact?</p>	<p>landscaping workshop will be undertaken where residents can input into what type of play equipment/plants they wish to have.</p>	
14	<p>What shops / commercial spaces will there be?</p> <p>There needs to be real function and benefits to the community e.g. gym rather than fast food</p>	<p>There will be commercial units along Dorset Road, there use class is flexible as per the outline planning permission, however, the tenants have not currently been identified.</p>	
15	<p>What help will residents receive regarding the demolition?</p>	<p>HFL will provide sufficient notice and LBL will be communicating on the decant process.</p>	
16	<p>Residents raised other landscaping issues.</p> <p>a. Malcolm house area - how fixed is the under 5s play space where there are the existing local allotments</p> <p>b. Will residents' input, to landscaping?</p>	<p>Play and amenity space is a planning policy requirement....</p>	
17	<p>How is the Notting Hill Genesis land transfer proceeding?</p>	<p>LBL are communicating with Notting Hill Genesis regarding the land by Melcombe House.</p>	
18	<p>Residents commented that all the development work is to price residents out of the estate.</p> <p>Will it impact values of the properties?</p>	<p>HFL cannot advise on what the completed price of the properties will be (new build homes) as part of phase 2, due to the delivery of the homes not being completed for a few years.</p>	
19	<p>What are the reasonable adjustments which can be highlighted to residents and in the work, and how specifically are noise and dust issues dealt with?</p>	<p>This will be dealt with through the planning application and planning conditions.</p>	



20	Regarding the provision of affordable homes and housing needs - how many affordable homes are being provided? What about affordable rented.	The requirement as per the outline planning permission is 55 homes, however, this is being reviewed as part of the RMA.	
21	What is the number of disability accessible homes and their planning criteria?	HFL will adhere to the planning requirements regarding accessible homes. Mitigation is available through LBL and those requirements from the residents.	
22	Leaseholder concerns regarding values of existing and new properties.	HFL cannot advise on the values of new properties that are to be built.	
23	Residents requested a decant plan for both phase 1 and 2.	This is with LBL who are reviewing the decant strategy	
24	Residents asked for a timetable and the main processes affecting the phase 2 outline	Paige to provide programme milestones - not in isolation but also with other impacts and the overall masterplan delivery.	
25	Temporary accommodation residents - who do they need to liaise with?	Key contact information to be shared with all residents and available from the Green Shop	
26	Issues around car parking, is kept for parking permit holders		
27	How will residents' children manage during the phase 3 works when the play space isn't available due to construction works?	Nothing affecting play space is going to happen for many years. The plans will always ensure play space is available. Play space will be delivered as part of phase 2.	
28	Can a bench / benches be installed so parents can watch children playing?	This is what the consultation process is for.	
29	What is happening to residents parking going forward?	Car club and residents given voucher for the use of vehicles for those with existing permits.  30 spaces between block A and Wimborne House.	



30	What did the parking survey 5 years ago?	Parking is being explored again with current needs.	
31	What about disabled parking?	Disabled parking spaces will be as close as possible to new homes.	
32	Residents commented that Wimborne House ramps were requested.		
33	What are the support methods of moving people from current to new properties?	Support will be provided by the council via the decant team.	
34	A discussion was had regarding the RIGHT TO RETURN.	Residents were encouraged to review the Key Guarantees.  Contact should be made with the independent advisor and the decant team.	
35	A discussion was held regarding engagement within the development programme and contractors information being available and shared.		
36	The ITA from TPAS (Yvonne Williams) commented that residents need to be at the centre of decision making.		
37	What parking is affected again in the next phases? What resident spaces will there be during the delivery period?  Difficulty for existing residents and ability to park during the disruption.	Existing residents only will have permits - no further permits made to new residents arriving.	
38	Residents highlighted a lack of trust regarding the previous situation not involving residents in the addressing of issues.  Parking is an indication of the difficulties in responding to resident concerns.	Please continue to feedback using the forms at the workshop this evening.  Please discuss with Maxine (Resident Engagement Officer).	



39	Looking at the REP, and the next evolution – what is happening to the REP and feedback and next plans for it?		
40	Residents expressed the main point is how residents be part of the process.		
41	What can Lambeth Council and Homes for Lambeth commit to?		
42	Who senior within HFL can attend any further workshops?	HFL will discuss internally	
43	What are the risk and liability to dust and health effects? Where are the Hill LTD reports?		
44	What's happening next and what are the plans with residents?	<p>Paige and team to be back in touch with residents and what the RMA is and where residents can input into the design and overall process</p> <p>Sarah suggested some sessions to 'demystify' the process and what can the residents participate in.</p> <p>Project team to confirm to residents what the next steps are.</p>	
45	Residents requested to understand more about the finance profit/loss for the scheme (private sales income)	Regarding the outline viability this is available from the planning permission.	