

INDEPENDENT ADVISOR

Hello everyone,
Now the days are getting longer, the weekly drop-in will continue every Tuesday and will be extended to run from 3.30pm until 6.30pm, so come visit us at no.2 Broadstone House.

Special Interest Drop-ins

Over the last few weeks we have received an increase in enquiries about the CPO process along with residents seeking advice about selling their homes back to the council.
In order to support home owners, we will be holding a dedicated CPO and Buy back Drop-in for homeowners in April. This will take place with CPO advisor Tony Draper and Lambeth's Buy-back Officer, Luke Kelly who will be able to respond to your concerns and or queries. This will be on the 9th April, we will confirm the times in the next newsletter.

We also intend to provide interpreters to support our drop-ins for people who do not have English as a first language. We will provide an update on these special drop-ins in a future edition of the newsletter.

Finally, if you have any concerns about the changes on South Lambeth, you can call, email or if you prefer, request a home visit from TPAS at your convenience. The advice you receive is completely independent of the council and conversations will be held in the strictest confidence.

Yvonne
Independent Advisor (TPAS)

Email: whyemge5@gmail.com
Mob: 0744 582 3726

CPO UPDATE

As explained in the last newsletter, a report was presented to the Council's Cabinet in December 2018 seeking approval to commence the CPO process. Councillors approved the report.

The next step in the CPO process is to gather information about all of the land interests that will be affected by the CPO process. This is known as referencing. Ardent Management Ltd have been commissioned by the Council to undertake this specialist process and we are currently working with them to agree a delivery programme.

You should expect to see letters from Ardent in the coming weeks requesting information from you. This will be in a specific format as required by the legislation. This information will be collated into a schedule of interests which is one of the documents required to be submitted to the Secretary of State in support of the Council making the CPO.

The draft Statement of Reasons (which was an appendix to the Cabinet report) will be finalised and when all of the documentation is ready the Council will be asked to make the CPO. We anticipate this is likely to happen in June 2019.

As we move forward with the CPO we will continue to talk to you about your rights under the Key Guarantees to stay living on the rebuilt estate in a new home and how Homes for Lambeth will implement these commitments. You can find more details of the Key Guarantees at: http://estateregeneration.lambeth.gov.uk/key_guarantees.

If, however, you want to use your rights under the Key Guarantees and move away from South Lambeth Estate then, in such case, we now wish to commence negotiations on reaching a settlement with you for the purchase of your property and will support you in acquiring alternative accommodation.

SOUTH LAMBETH ESTATE

Building better homes for current residents and more homes to help tackle the housing crisis

ISSUE NO. 32 | MARCH 2019

HOMES FOR LAMBETH UPDATE

We are sorry that there has not been a newsletter for a while, as some residents will be aware Cleo (the estate engagement lead) is off work sick at the moment. We are in touch with Cleo and we hope that she will be returning to work just as soon as she can. In the meantime Abdul and Claire are filling in for her, if you have any questions their details are below.

Homes for Lambeth update

Going forward Homes for Lambeth (HFL) will write a regular column updating you about what we are doing, what this means for you and how you can get involved. Below you will find the first of these regular updates and if you have any questions, please don't hesitate to get in touch via:

Info@homesforlambeth.co.uk, call **020 7926 9056** or drop into your estate's engagement hub.

What is Homes for Lambeth?

We are a company wholly owned by Lambeth Council and our goal is to build more and better homes for the people of Lambeth. By doing this we will also build strong and sustainable communities, delivering high-quality homes while we also maximise the number of homes provided at council level rent. The council will have important decisions to take as our owner. The Cabinet will perform this role for the council and has set up the Ownership and Stewardship Panel to scrutinise and monitor us.

What is happening now?

Since it was established, Homes for Lambeth has been working on our plans to support the council to build the more and better homes that the borough needs. As a part of this work, several things that were previously done by the council will now be done by Homes for Lambeth. One of the things that has been transferred from the council to Homes for Lambeth is resident's engagement – the people who you speak with when you have a question about the rebuilding of your estate. To ensure a smooth handover, a number of people who work for the council have moved to Homes for Lambeth. The Independent Advisors will continue as before.

Our business plan for 2019/20 has been published and is available for residents to read at:

estateregeneration.lambeth.gov.uk/business_plan_2019_20

Alternatively, a copy is in your engagement hub to read. The business plan details the key objectives for Homes for Lambeth over the next financial year. The business plan 2019/20 was approved by cabinet on the 4th March 2019.

What is happening now?

Alternatively you can contact:

Claire Callow on
Email: southlambeth@tibbalds.co.uk or

Tel: 020 7089 2138

Or **Yvonne** your independent advisor on

Email: whyemge5@gmail.com

Tel: 07445 823 726

Abdul Haque

Email: Abdul@homesforlambeth.co.uk

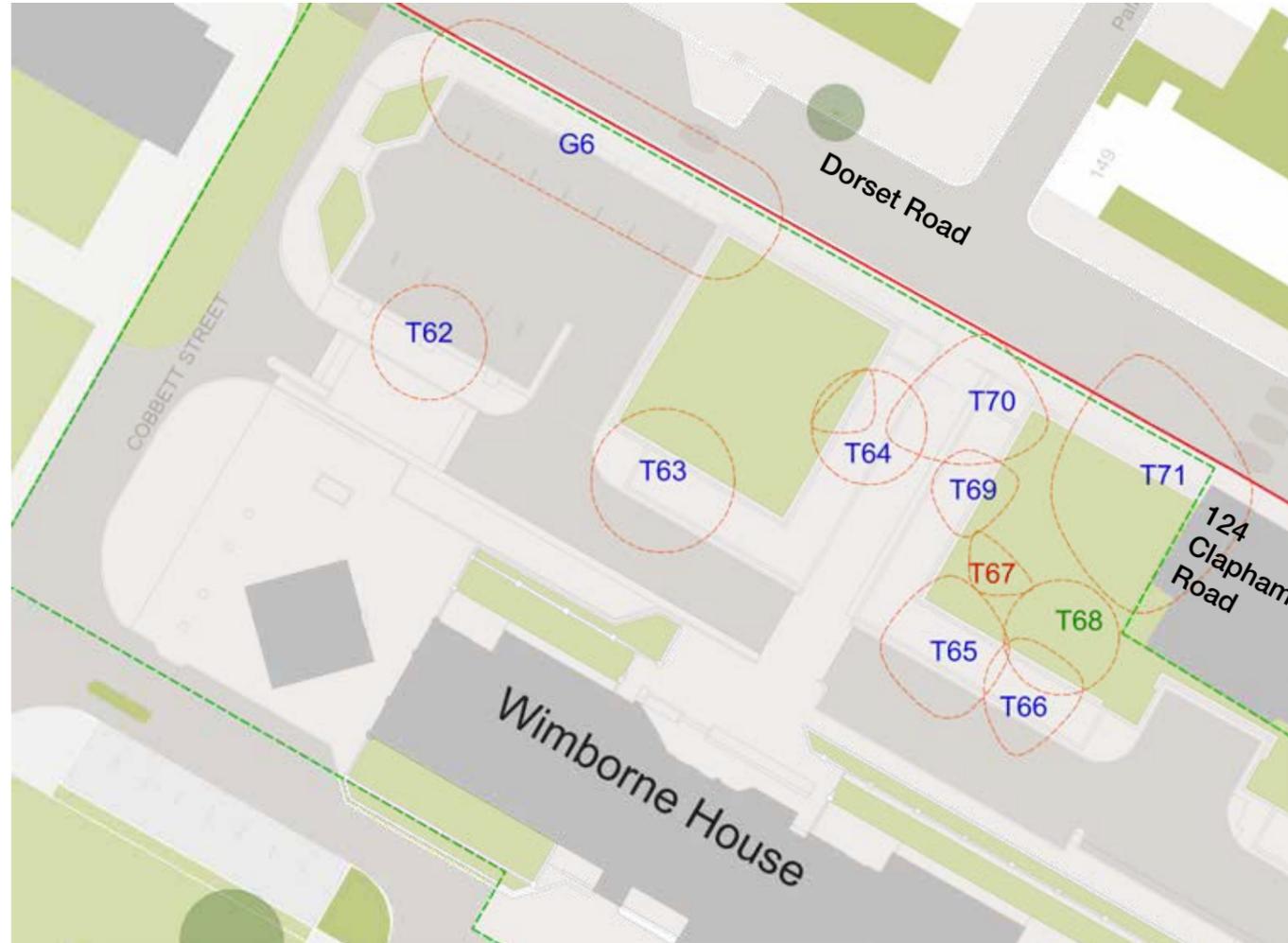
or tel: 0207 926 8932

TREE REMOVAL

One of the first pieces of work we will be doing is to remove the trees, where block A will be. This will be done within the next few weeks and further information will be sent to you, which will give you more details.

The picture below shows the trees that are planned to be removed. There will be larger copies of the tree plan put up on noticeboards on the estate.

If you have any questions please pop into 2 Broadstone House every Tuesday between 3.30-6.30pm.



Tree/ Group number	Species
T12	Indian bean tree
T62	Silver maple
T63-T66	Silver maple
T67	Himalayan tree cotoneaster
T68	London Plane
T69-T71	Silver Maple
G6	Japanese cherry



Key: shows the tree to be removed

WHAT'S NEXT?

Over the coming months you will start to see things happening on the estate. This will include:

- Tree removal works (as detailed on the other page)
- Works to the ground floor of Wimborne House (new community room and changes to the entrance of Wimborne House)
- Gas work diversion
- Building works for Block A

The timetable below shows what will be happening.

Block A Works:



Wimborne House Works:



GAS DIVERSION WORKS

Before any building works can start on Block A, gas diversion works will need to take place.

This is due to happen within the next month and further details will be sent to you to confirm when this will take place.

The contractor will require access to homes in order to purge the gas, to ensure your safety during the works. It is likely that properties will be without gas for a limited time. We will let residents know when this will take place.

FUTURE ACTIVITIES

Activity	Date/ Time/ Location
REP Meeting	26th March 6.30pm 2 Broadstone House
Weekly drop ins	Every Tuesday between 3.30-6.30pm, 2 Broadstone House
Tenant decant officer drop in	Tuesday 12th March 3.30-6.30pm, 2 Broadstone House

CONTACT DETAILS

If you have any further questions, please get in touch with:

Tel: 020 7926 9056

Email: Info@homesforlambeth.co.uk

Web: http://estateregeneration.lambeth.gov.uk/south_lambeth