

WESTBURY ESTATE

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

ISSUE NO. 31 | MARCH 2019

HOMES FOR LAMBETH UPDATE

Going forward Homes for Lambeth 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. 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 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:

estatereneration.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 plan will be discussed at the next Lambeth Council Cabinet meeting held on 4 March. You can find more information on this meeting, including how you can attend, on the link below:

estatereneration.lambeth.gov.uk/cabinet_meeting

Alternatively you can contact:

Abdul Haque

Email: Abdul@homesforlambeth.co.uk

T: 07939 129339

Please contact them about any issues or questions you may have about the rebuilding plans.

Your Independent Advisor is: Howard

T: 020 8536 1436 / 0800 644 6040 (Freephone)

Email: westbury@newmanfrancis.org

www.newmanfrancis.org

ST JAMES UPDATE

We have started preparatory work on two of the three sites, erecting and painting the perimeter hoardings. This will continue for the next couple of weeks as we secure sites ready to commence construction. We have also had a team of engineers working on producing various surveys so we have independent levels and points to work from. They have also installed the monitoring stations to check that none of the works disturb any of the immediate surrounding boundary areas, such as roads or buildings.

SITE WORKS COMING UP

From 28 January we have had our specialist groundworks contractor commencing, whose first activity will be to start cleaning the soils on site 1. St James met with residents to explain how these soil remediation works will be undertaken on site safely. This will be closely followed by the installation of the piling mat after the completion of the UXO (unexploded ordinance) investigations ready to start the foundations. Whilst these works are taking place the demolition of the garages and cleaning of the soils will start on site 2 as we look to prepare that site for UXO investigations and piling mat install.

HOMES FOR LAMBETH'S FIRST HOMES: LOLLARD STREET

The Lollard Street development in Kennington is set to make a significant contribution to Lambeth's efforts to tackle the housing crisis. The scheme includes 70 new homes at council-level rent which will be managed by Homes for Lambeth. The homes are nearing completion with residents due to move in during March. Homes for Lambeth will be looking to arrange visits to Lollard Street soon after the first residents move in. Look out for more news on this in future newsletters.



RESIDENT INTRODUCTION SESSION FROM THE GARDEN MUSEUM

Janine Nelson, Head of Learning at the Garden Museum will give residents a short introduction to the museum. She will talk about the museum and some of her projects with families, schools and community groups linked to plants, food, art, science and gardening. She has worked at the museum for the last 11 years.

The museum has a community access scheme and Janine will be able to give out Neighbour Cards for free entry to the museum and leaflets with information about some of the free activities and events at the museum. The Garden Museum is inside the Church of St-Mary-at-Lambeth, right next to Lambeth Palace and the Thames. It has a tower which visitors with Neighbour Cards can go up to see the view.

When? Tuesday 26 March 2019 @ 5pm Where? No.7 Fovant Court

COMING UP

Council Drop in - Every Tuesday

4-6pm No.7 Fovant Court.

Pop by No. 7 Fovant Court every Tuesday afternoon to talk to Homes for Lambeth Officers about any questions or concerns you may have.

Residents' Meeting

- REP Meeting 6 March 2019 6.30-8.30pm

No.7 Fovant Court. REP Meeting sharing project updates, including information on the allocations of phase 1 properties. These sessions are open to all residents of Westbury Estate.

CPO and Homeowner Buy-back Drop-in

Tuesday 2 April 2019 4-7pm. No.7 Fovant Court.

Special drop-in for residents that have questions on the CPO process and homeowner buy-backs. This will be with CPO advisor Tony Draper and Lambeth Buy-back Officer Luke Kelly.