

Estate Regeneration Programme (ERP) – Cressingham Gardens Briefing

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Type of report

For decision ✓
For information ✓
For discussion

Executive Summary

Context:

A report to Cabinet in October 2012 on estate regeneration identified 3 criteria, any of which would make an estate eligible for consideration:

- To focus on those estates where the costs of delivering the Lambeth Housing Standard are prohibitive and/or;
- Where residents and the Council have identified that the Lambeth Housing Standard works in themselves will neither address the fundamental condition of the properties nor address many of the wider social and economic issues experienced by residents and/or;
- To focus on those estates where the wider benefits arising from regeneration justify the intervention

1 Executive Summary

This report highlights the progress of the Cressingham Gardens project, and draws out 5 options for the future of the estate, ranging from refurbishment to total redevelopment, as set out in appendix 1 table of options appraisal. We are progressing further financial viability assessment to identify the most viable option/s in terms of Finance, Risk and Resident co-production and balancing the 3 eligibility criteria under the ERP.

2 Recommendations:

1. That the Board notes the progress of the Cressingham Gardens Project agreed by the Better Homes Board on the 19th March 2014.
2. That the Board notes and agrees the changes to the project plan timeline and the key milestones identified. (Attached appendix 2)
3. That the Board notes that resident Information Sessions and Workshops have been agreed to work with residents on the co-design of the preferred option for the future of the estate.

4. That Lambeth Living confirms the figures agreed for the refurbishment option set out in the report to the Board on the 19th March 2014, and that these figures are agreed as baseline for the options analysis.
5. That it is agreed that LL LHS investment of 3.4M is part of the funding mix for the scheme. To enable the refurbishment opportunity for a mixed option of refurbishment and redevelopment.
6. That the Board receives a report in August 2014, which details the full financial viability of Options 1/3/4/5 and agrees the viability of options being taken forward to the Workshops.

For example for a mixed Option: it would mean a cost neutral redevelopment element and a costed refurbishment element.

- This option would assume the original estimate of £3.4m decent homes money is allocated to the refurbishment element and the redeveloped portion is expected to finance the redevelopment part and whatever the gap is in the refurbishment investment required.

3 Model Engagement Approach

3. Outline Redevelopment Options Study (envelope massing and financial appraisal are attached appendix 1)

3.1 An initial briefing of officers, the Portfolio Holder for Regeneration and Ward Members was held in July the briefing included a presentation delivered by the Architect, Roland Karthouse, and QS Alistair Russell, where the outline options were explained with supporting financial information for Option 1 Refurbishment.

3.2 We are progressing further financial viability assessment to identify the most viable option/s in terms of Finance, Risk and Resident co-production and balancing the 3 eligibility criteria under the ERP.

4. Key Milestones for August 2014:

Work is underway to achieve the following milestones:

- HRA impact of the options
- The full financial viability of Options 3/4/5 will be agreed through 30 year investment model completed August 2014
- The Council's response to potential challenges from Leaseholders
- Officer and Member workshops will be confirmed to discuss options in August 2014
- Agreed process of Test of Opinion process August.
- Deliver the engagement programme, the Workshops, with viable agreed options September/October 2014
- Project Team recommend preferred option to Cabinet December 2014

5. Cressingham Gardens Resident Information Sessions:

5.1 On 7th July 2014, the Project Team agreed to run a series of information drop in sessions for the residents. The Information Sessions include:

5.2 A newsletter has been sent to all residents inviting them to attend one of four two hour sessions which will be held on the 25th and 26th July at the Rotunda Centre.

5.3 Sessions will be managed by Council officers, along with the Roland Karthouse, the architect and Simon Slater, the Independent Advisor.

6. Co-designing the preferred option:

6.1 In 2013, the Council made a commitment to work with residents on the co-design of options for the future of the estate. This process is being taken forward in the Information Sessions.

6.2 Residents will be asked for their opinion of the sessions and options presented through an exit questionnaire. This presents an opportunity to feed these views into the Test of Opinion undertaken through and at the end of the Workshops, which will be held in September 2014.

6.3 Residents will be invited to be part of the original resident Taskforce resident group developed by Social Life. Taskforce residents will be invited to be part of the detailed co-design workshops scheduled for September 2014.

7 Design Code Principles for the Estate Regeneration Programme

7.1 As reported in March 2014 The Estates Regeneration Team are working up proposals for setting best practice for the Coproducing individual estate projects to ensure residents own the objectives of the programme. Our method will develop a comprehensive approach from the start of the project, through to completion. The aim is to agree options and proposals over the long term management of the new developments; whether that is management proposal for the residential properties, the community and commercial buildings and /or open spaces.

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