

Report title: Estates Regeneration – Programme Update
Report Authorised by: Rachel Sharpe, Commissioning Director
Report Author: Neil Vokes, Programme Director
Contact for enquiries: Julian Hart, Programme Manager

This report provides an up-date on the whole estates regeneration and housing projects programme.

- 1) To acknowledge and comment on the programme and to note progress
- 2) To advise priorities
- 3) To agree resident offers for Cressingham Gardens
- 4) To comment on Better Homes Board decision framework

[REDACTED]

[REDACTED]

[REDACTED]

1.1. The Council has committed to a programme to deliver 1,000 new homes at council rents in 5 years. A Cabinet paper was approved in December 2014, which set out the overview contents of the programme. This paper provides more detail on the proposed content and programme for delivery.

2.1. The spreadsheet at [REDACTED] provides a summary of all the projects included within the housing delivery programme that fall within the remit of the Better Homes Board.

2.2. Set out below is a short summary of the projects and project areas.

[REDACTED]

[REDACTED]

2.2.2. Cressingham Gardens

This project has undergone a very lengthy and high profile feasibility stage, where some leaseholders have argued that no regeneration should take place or that only refurbishment should be considered. These options do not, however, delivery any new homes. A Cabinet Paper is being prepared to put forward a programme for taking this project to preferred option in May 2015.

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2.2.19. RTB Buybacks

These are now being focussed on estates within the programme. Two purchases on Cressingham Gardens Estate are proceeding before year-end.

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It [REDACTED]

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¹ A [REDACTED]

5. Cross-Project Workstreams

5.1. There three key thematic workstreams that are being progressed in parallel with the individual projects.

5.2. Resident Offers.

(note that offers to Leaseholders and Freeholders are almost identical, but have been prepared separately on request of residents of Cressingham Gardens). These offers are now going to be discussed with the residents of Cressingham Gardens, amended and then issued formally to residents during March 2015.

5.3. **Design Brief.** A standardised Design Specification is going to be prepared in collaboration with members of the Tenants and Leaseholder Councils, Lambeth Living, planning, highways, refuse etc. This will set out a standard minimum specification that the Council will expect for all new homes delivered through this programme as well as robust guidance on the elements that contribute to lower maintenance costs and service charges and improved resident satisfaction eg refuse strategies, lighting etc. This will lead onto the formulation of a standard set of Employer's Requirements for new homes. A first meeting with all interested officers and residents representatives will take place at the end of February.

5.4. **SPV.** This is dealt with in a separate Board paper.