

## Better Homes Board

19 March 2014

### Estate Regeneration Programme – Cressingham Gardens Briefing

**Report authorised by:** Su Gomer. AD Strategy and Regeneration

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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 current progress of the Cressingham Gardens project and sets this in context, within the overall PID. Attached is the updated project plan and revised timelines for the consideration of the Board.

### **2 Recommendations:**

1. That the Board notes the progress of the Cressingham Gardens Project.
2. That the Board notes and agrees the changes to the project plan timeline and the key milestones identified.
3. That a workshop is set up by the Estates Regeneration Team, for Better Homes Delivery Board members to attend to explore the emerging options.

### **3 Model Engagement Approach**

As outlined in the Cabinet report 22 October 2012. The project is actively working through Stage 3, Option analysis, development appraisals. This report highlights key areas for the Board to consider and makes recommendations for taking the project forward to Cabinet in autumn 2014.

## 4 Estate Wide Works

4.0 Agreement has been reached between the Council Regeneration Team and Lambeth Living Property Services on the investment projections for Cressingham Gardens Estate. The Current investment to bring homes up to LHS standards would be £5m, (approx. £60K for tenanted properties and £45K for Leasehold properties).

4.1 The figures are based on the major capital works required to bring the properties up to the Lambeth Housing Standard and include works to the roofs and other major issues identified in the Structural Survey (Tall) report. LL has advised that these costs seem sound and will inform us if their survey findings differ widely, to ensure we are able to progress the options. The figures do not include any other costs such as responsive repairs and management and maintenance costs. It was therefore agreed that these figures are secure and can be used as our baseline data for the purposes of informing the option appraisal.

4.2 These figures do not include any provision for decant costs which may be required for some residents as the roof repair works are carried out. The assumption is these major works would take 2 years to complete.

4.3 Further financial analysis is being undertaken to inform the development of the options, with the view to engaging residents in the co-design of the preferred option through the deliberative workshops, which are being rescheduled for mid-May and July 2014.

- A financial analysis of the 30 year life costing appraisal for the estate which will include responsive repairs and cyclical maintenance;
- We have undertaken a market valuation of the properties to inform the development appraisal;
- We are undertaking a sensitivity uplift of 10% for the option development
- We are seeking legal opinion on the likely % of section 20 costs that we could expect leaseholders to contribute to, based on the evidence available and similar projects across the Borough.

4.4 Estate regeneration has the potential to provide existing residents with better quality homes whilst also meeting the ever increasing need for new housing in the borough. Therefore our baseline ambition for development appraisals is to meet the re-provision of existing tenanted properties, buy back of leaseholders and all additional units private sale – these will be tested and various options confirmed.

## 5 Key Milestones

The following confirms the key milestones that will be taken forward by the regeneration team, which are confirmed in the project plan.

- 30 year investment model completed April 2014
- Baseline development appraisal completed for each option April 2014
- Officer and Member workshop to discuss options May 2014
- Engagement strategy agreed May 2014

- Deliver engagement programme based on agreed options May to July 2014
- Project Team recommend preferred option to Cabinet Sept 2014

## **6 Independent Resident Advisor**

Simon Slater from Strategic Urban Futures has been appointed by the Cressingham TRA as the Resident Advisor. The Resident Advisor will work with residents through the option appraisal and test of opinion stage; providing residents with impartial advice, support and guidance. Simon Slater will support the resident members of the project team, ensuring that they are briefed and able to communicate key areas of the regeneration process and key decisions to the residents of the estate.

## **7 Design Code Principles for the Estate Regeneration Programme**

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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