



## Central Hill Estate Regeneration, London Borough of Lambeth, London SE19

We've been the Independent Resident Advisors at Central Hill Estate since 2014. Our role has been to support residents to understand, question and influence the councils' proposals for their homes. We have engaged tenants, leaseholders and wider stakeholders in variety of ways, responding to their questions and ensuring they are informed of their options and the impact of the regeneration.

### Working with the whole community

We've undertaken door knocking exercises, run workshops and drop-in sessions enabling people to understand and develop a design brief which will inform the masterplanning process. A key role has been to capacity build a strong Resident Engagement Panel that represents the wider estate and, on behalf of all residents. Not everyone wants to attend workshops so we make home visits particularly to ensure vulnerable residents fully understand the impact of the regeneration. We advised non-English speaking families through interpreters and made recommendations that give more options for people to choose how they want to be involved. The council produced a set of 'Key Guarantees' for existing residents living in estates where redevelopment is being considered. These aimed to *'balance the needs of existing tenants, existing homeowners and the families who will benefit from the building of new social and affordable homes in the borough'*. We conducted extensive discussions on these guarantees. Based on these outcomes, the REP made representations to the council, who agreed that changes be made.

### Working with tenants

We have held regular drop in sessions to advise tenants about;

- housing options
- right to buy
- housing adult children
- priority bands and bidding for homes
- decanting and temporary moves and the right to return
- rents and service charges

### Working with homeowners

We've run workshops around shared ownership/equity leases. We advise leaseholders about their housing options and choices available to them. For example, buying back homes, valuations of current and new homes, temporary moves, succession, compensation, and compulsory purchase.

### Working through difficulty

In 2017, Lambeth Cabinet decided that the whole Central Hill estate should be redeveloped. However, due to a range of complex issues, it was not until 2020 that the building of the first new homes received planning permission. From 2022, the regeneration at Central Hill has been relaunched and we are currently working with residents to help select a new architect team to develop a new masterplan. Housing regeneration is not always plain sailing, but there is an ongoing need to continue resident engagement at group and individual levels. Our principle added value is to work to foster partnership working and help deliver a successful regeneration scheme that maintains the well-being of the Central Hill community.