

Stockwell



Small Sites Programme

Review of small council owned sites for possible redevelopment. Phase 1 is currently underway and will provide 37 homes in Stockwell across two sites - Akerman Road and Patmos Lodge.



Delivering 37 homes on small council sites

Stockwell Co-operative Local Investment Plan

The first CLIP to be established. Working with the Stockwell Partnership and the Vassal and Coldharbour Forum to review and support the development of the evidence base which will then inform the priorities for the investment of CIL in the area.



Delivering priorities for investment in CLIP

Estates Regeneration

The Estates Regeneration team will be undertaking master-planning exercises across two key sites in Stockwell - Fenwick Estate and South Lambeth Estate. This will deliver a potential 150 new homes across the estates part funded by reinvestment of off-site affordable housing provision from s106 contributions.



Delivering new homes across two estates

330-340 Clapham Road

Permission granted for a major mixed-use scheme. The scheme incorporates office, retail and cafe uses as well as a mix of residential with 39% affordable housing.



79 residential units
31 affordable housing units

3,149 sqm of office, retail and café uses

Myatts Field North

PFI scheme to construct and refurbishment homes - the result of a close partnership between the council, local residents and Regenter.

808 new residential units
172 homes refurbished

New streets, play areas and community centre



Wynne Road

Infill housing scheme delivered by Pocket Housing Ltd. Currently on site and due for completion in January 2016.

25 new residential units



Fenwick Estate

Reinvesting £12m of off-site s106 affordable housing funds from Sainsbury's and TfL Nine Elms (North Lambeth). It will provide new homes on an opportunity site and co-produce regeneration options for the estate with residents.



55 new affordable residential units

Regeneration options for rest of estate

South Lambeth Estate

Two-hectare site of 205 properties. Opportunities to maximise existing assets and increase number of homes by 50%. A preferred option should be agreed by summer 2015.

Approximately 100 additional residential units and maximising existing assets



5. Stockwell Delivery

The Stockwell CLIP contains Stockwell, Larkhall and Vassall wards, and is an ethnically and socially mixed area with high population density of 47,850. Larkhall has the highest ward population in Lambeth at 17,800 and the highest population density alongside this. It contains substantial social housing that often lies next to conservation areas of Georgian and Victorian housing. The Cowley estate in Vassall is among the top ten most deprived in the UK. It is home to one of Britain's largest Portuguese communities and Stockwell is known locally as 'Little Portugal', as well as having a substantial African community. In particular its older population is predicted to grow.

Population: 47,850
Ethnic mix: 'Little Portugal', African population
Average age profile: Typical for borough
Employment levels: Average for borough
Average earnings: £37,360
Housing: High % of social rented
Crime: Average for borough
Successes: CLIPs trial, estate regeneration projects
Pressures: High childhood obesity

Employment levels for Stockwell are in line with the borough average, although Vassall has high rates of incapacity benefits and income support. Larkhall has the highest number of working age people in employment in the borough. All three of the wards are below the borough average for mean and median household income.

Stockwell lacks a coherent district centre, and has been selected as the trial CLIP area for the Lambeth CIL. There is a Private Finance Initiative Myatt's Field in Vassall currently ongoing, and there are plans to reconfigure the gyratory in Stockwell in order to increase place making. Additionally there is a comprehensive estate regeneration programme underway in the area in order to bring the housing provision up to a higher standard. Although there are no leisure centres in the area, four parks provide significant green space: Larkhall Park, Slade Gardens, Mostyn Gardens and Myatt's Field.

Strategic Capital Projects - Housing Delivery

Small Sites Programme

Lambeth has developed a Small Sites Programme, by undertaking a review of small council owned sites in the borough for possible redevelopment. Phase 1 is currently underway and will provide 55 homes.

Two of the sites in Phase 1 are in Stockwell:

Akerman Road - nine homes, starting onsite March 2015

Patmos Lodge - 28 homes, consultation and planning preparation in progress



Myatts Field North

This PFI scheme is part-way through a five year construction and refurbishment programme. The result of a close partnership between the council, local residents and Regenter, the project will deliver 808 new homes and refurbish 172 more, along with new streets, play areas and a community centre. Following construction and refurbishment, Regenter will manage all the council houses and community spaces for 25 years.

This programme commenced in 2012. The refurbishment phase completed in 2013 and the new build construction is roughly a third completed. To date 130 council properties have been re-provided, and 150 for sale and 100 shared ownership properties have been handed over. The new community centre opened in November 2014.

When finished there will be 178 Refurbished homes, 305 Lambeth Social Housing to replace the demolished sited and 503 NHHT (shared ownership) and DEVCO (private sale) properties.



Wynne Road

An infill housing scheme being delivered by Pocket Housing to provide 25 new one bed homes.

The scheme was granted Planning permission on 13th May 2014. It is currently on site, and is due to complete in January 2016.
(Images—HKR Architects)

Strategic Capital Projects - Estates Regeneration

Fenwick Estate

This project will use the £12 million offsite affordable housing S106 provision from Sainsbury's and TfL Nine Elms to provide 55 new affordable homes on Fenwick Estate's opportunity site. It will also undertake a masterplanning exercise of the estate and work with residents to coproduce regeneration options for the estate.

Planning permission for the 55 new homes is due to happen by May 2015, with the procurement of the wider masterplan and consultation for the wider area done by April/May 2015. Construction of the new homes should begin in December 2015.

South Lambeth Estate

The South Lambeth Estate currently comprises 205 properties (of which 45 are leasehold) and is approximately two hectares. It includes opportunities for maximisation of existing assets and the potential



to uplift the number of homes on the estate to approx. 300. The first consultation took place in December 2014, attracting 40 households and enabling residents to meet the masterplanners and talk to them about their opinions on their estate. The next stage is to establish a Project Team which includes councillors, residents, project officers, PTEA and other key local stakeholders.

Masterplanning options should be developed by March 2015, and the council intends a preferred option to be made by summer 2015.

Neighbourhood Regeneration

Stockwell Co-operative Local Investment Plan

The Stockwell CLIP will be the first of the seven to be established. We are working with the Stockwell Partnership and the Vassal and Coldharbour Forum to review and support the development of the evidence base which will then inform the priorities for the investment of CIL in the area. This process will also help to identify a prioritised list of projects to be taken forward as funding becomes available.

Programme:

Draft decision-making and engagement strategies produced – early March 2015

Draft CLIP published for consultation – April 2015

Stockwell CLIP published – June 2015

Plan for roll-out of remaining CLIPs produced – Summer 2015

People take greater responsibility for their neighbourhood

Lambeth communities feel they are valued and are part of their neighbourhood

Planning and Development - Major Applications

330-340 Clapham Road

This scheme involves the demolition of the existing buildings and complete redevelopment of the site to provide a mixed use scheme. The scheme incorporates office, retail and cafe uses to provide

3,149 sqm of commercial space, together with 79 residential units including 31 affordable units at a rate of 39%.

Build 1,000 new council homes

Lambeth residents have more opportunities for better quality homes

