

INTRODUCTION

Welcome to the Central Hill Meet the Team event.

The purpose of the event is for Central Hill residents to meet and speak with the team who are responsible for working with you to co-design the masterplan for the estate.

Please do ask questions.

TODAY WE ARE LOOKING AT:



WHAT THIS EVENT IS ABOUT AND HOW YOU CAN GET INVOLVED



NEXT STEPS, FUTURE EVENTS AND HOW YOU CAN GET INVOLVED



THE DESIGN TEAM THAT WILL WORK WITH YOU TO DEVELOP A COMMUNITY LED MASTERPLAN



GETTING YOUR THOUGHTS AND FEEDBACK ABOUT CENTRAL HILL AND THE NEIGHBOURHOOD

Where do you live on Central Hill?



MEET THE TEAM

Meet our core design team that we will be leading the design and masterplanning!
Scan the QR codes below with your phone camera to hear what our team has to say

Spyros



Director
Project Leader

"Hello everyone, my name is Spyros and I am the director of Urban Design and Masterplanning at PRP. We are very excited to work together with all the residents and stakeholders of Central Hill to really understand the needs of the community"



"We're so looking forward to seeing you all again! It's been a few years but we remember you all very fondly. We know how much people enjoy the community and have lived here for many years. Central Hill is a key priority for PRP and we really feel we can make a difference"



Manisha



Senior Partner
Project Partner

Brendan



Senior Partner
Project Partner

"Hello, I'm Brendan Kilpatrick, one of the Senior Partners at PRP. For us at PRP the most important aspect of what we do is how we deal with the community, the people who know their neighbourhood best and who are best placed to ask about what they want, what their aspirations are and how they want to live in the future"



Roumpini



Associate Urban Designer
Masterplanning Lead

"Hello, my Name is Roumpini Perakaki and I am an Associate Urban Designer at PRP. After working for many years with communities I realised that my passion for urban design and masterplanning is driven by community participation and working together with people in order to create places, design and collective visions with unique identities that reflect everyone's needs"



"Hi my name is Richard, I am a partner at PRP, I've worked at our practice for nearly 22 years and I'll be leading the design of your new homes. I'm very passionate about designing homes that people want to live in and enjoy living in"



Richard



Partner
Architecture Lead

Zeke



Associate Director
Architecture

"Hi my name is Zeke, I'm an architect at PRP and work with residents to imagine their new homes, some of you may remember me from past residents events where I helped explain some of your first ideas for new homes at Central Hill"



"Hello, my name is Benedetta and I am an Urban Designer at PRP. I am extremely passionate about creating high-quality community spaces that really respond to the unique identity of a place, needs and aspirations of the community. I am thrilled to have the opportunity to embark on this journey with you and work with you directly to build your design visions for the future"



Benedetta



Urban Designer
Masterplanning

THE REST OF THE TEAM

Name

Who you are

What you'll be doing at Central Hill

Where you've worked before that's similar

Key contact/s for this project in your organisation

Homes for Lambeth - Client and overall Project Lead

- Established in 2017, we are the housing delivery company wholly owned by Lambeth Council.
- In regeneration estates we want to improve the lived experience for existing residents whilst also delivering an increase in affordable homes.
- We provide high-quality homes for local people that are safe and sustainable, with a focus on homes at council level rent.

- Homes for Lambeth are the overall lead for the masterplanning on Central Hill. We have put together the best possible project team to work with residents to design the new estate.
- Over the coming weeks and months, Homes for Lambeth and the project team will talk to residents about how the project team and residents can work together. This will include when and how key decisions about the future of the estate will be made and how residents will be involved in these key decisions.

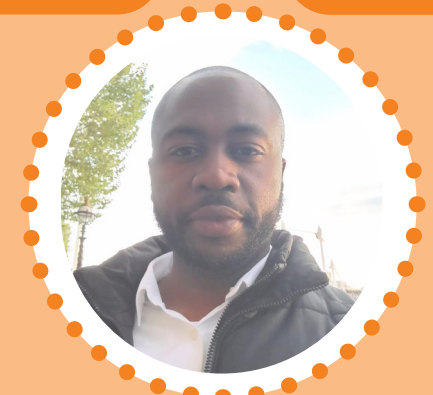
- Kathryn Eames has worked on multiple regeneration schemes. Prior to joining HFL Kathryn led the St Raphs regeneration masterplan in Brent.
- Naz Hafezjee has worked on a number of regeneration schemes in London, including Woodberry Down in Hackney and Packington Square in Islington.
- David Kamau has been a resident engagement officer for over 5 years, and previous to joining HFL worked at Shepherds Bush Housing Association.



KATHRYN EAMES
Regeneration Director



NAZ HAFEZJEE
Senior Programme Lead



DAVID KAMAU
Resident Engagement Officer

PPCR

- The Independent Tenant and Leaseholder Advisors for Central Hill supporting residents through the masterplanning process.

- Provide Independent advice and support for all residents on Central Hill during the masterplan process.
- Ensure that all parts of the Central Hill community are fully involved and informed about the masterplan proposals.
- Support setting up a Resident Engagement Group (REG) for Central Hill.
- Ensure that residents' priorities and concerns are fully discussed, recorded, and considered.
- Provide independent advice and support on a range of housing issues including rehousing, repairs, lease, etc.

- Mo and Pamela have worked as lead Independent Tenant and Leaseholders Advisors on a number of regeneration schemes in London and the South East, including St Raphael's Estate in Brent, Clichy Estate in Tower Hamlets, Colville Estate in Hackney and Fullers Slade Estate in Milton Keynes.



MO ALI
Independent Tenant and Leaseholder Advisor



PAMELA KOVACHICH
Independent Tenant and Leaseholder Advisor

Beyond The Box Consultants

- We co-design with young people, communities and organisations to create more equitable places to live, work and play.

- We will be working with the local youth community to ensure young people's voices, ideas and opinions are heard throughout the regeneration process.
- We will deliver two Designers and Makers week competitions for young people interested in design & the creative arts, including architecture, engineering, landscape design, art, illustration & photography.
- We are also looking to work with a team of young residents to form Central Hill Young Design Advocates, a 9 month programme with paid roles and training opportunities to archive the Arts Mark Award.

- We have worked on youth projects on St Raphael's Estate and Broadwater Farm Estate, as well as our flagship People's Pavilion project.



MAIA ARDALLE
Project Lead for day to day delivery of youth activities



NEIL ONIONS
Line management for project initiatives

Thrive Consulting

- Established in 2014 Thrive specialises in enabling systems to support the health and wellbeing of people and communities.

- To help the residents, Council, housing providers and architects understand the potential impact of the masterplan on the health, wellbeing and equality needs of residents.
- From this we can advise on how best to maximise the positive impacts and minimise any negative impacts.

- Anthea and Tony have assessed the health & wellbeing of a number of regeneration masterplans such as Clapham Park, New Cross Gate, Ravens Row (Tower Hamlets).



TONY COGGINS
Director



ANTHEA COOKE
Health & Wellbeing Consultant

LDA Landscape Design

- LDA are Landscape Architects and masterplanners.
- LDA Design believe in starting with the community, not a design – ensuring that place designs emerge from community wants and needs.
- LDA Design create great places for people and create places where people belong.

- We will work with the design team and residents to design and plan the changes to the external environment.
- We will be looking at the public realm and community spaces, access and circulation, green space, play, and planting – everything outside the buildings.
- We will be helping the architects plan the buildings to make the most of the outside space
- We will be offering residents a community tree planting project and social value activities such as volunteering days and placements.

- LDA Design have worked on many estate projects in London including Carpenters Estate in London Borough of Newham where the proposals for a village green, streets, public realm and play areas were developed with the residents. We also have developed landscape designs at Exmouth Estate, Aberfedy Estate in East London and South Kilburn.



CATHERINE BIRKIN
Director



SIAN JONES
Principal Landscape Architect



ELEANOR BUCKELL
Senior Landscape Architect

PPCR

JOIN THE NEW RESIDENT ENGAGEMENT GROUP FOR CENTRAL HILL TODAY!!



- ▶ Do you want to help shape the future for Central Hill?
- ▶ Are you interested in making a difference?

If so, please find out more about how you can join the new Resident Engagement Group for Central Hill.

We are looking for residents from all parts of Central Hill to come forward and apply.

The Resident Engagement Group will ensure that the process is resident focussed and will work with Homes for Lambeth and the PRP Design Team to shape the masterplan.

PPCR are supporting the set-up of the Resident Engagement Group and are holding **Introduction to the Resident Engagement Group** workshop sessions later in the month, explaining more about the group, as well as eligibility criteria and the selection process.

There is a simple application process and PPCR are here to assist.

So, if you are interested in finding out more, or would like an informal chat, please speak to Mo Ali or Pamela Kovachich today.



CONTACT DETAILS



Independent Tenant and
Leaseholder Advisor

Mo Ali

✉ MAli@ppcr.org.uk
☎ 07940 431 503
0800 317 066



Independent Tenant and
Leaseholder Advisor

Pamela Kovachich

✉ PKovachich@ppcr.org.uk
☎ 07966 595 527
0800 317 066

PRP EXPERIENCE

High Path, LB Merton

"Large Scale Community Led Regeneration"

Scan the QR
code with
phone camera
to view video



New shops and facilities

New retail, commercial and community uses for all



Landscaping

A new public park of 5 acres at the heart of the community



Regeneration

Community-led regeneration scheme



1,667 new homes. No loss of affordable and social rent homes

Pre-regeneration
open space
2.02ha
total

608
homes
251
leasehold / private sale
357
social rent

Pre-regeneration

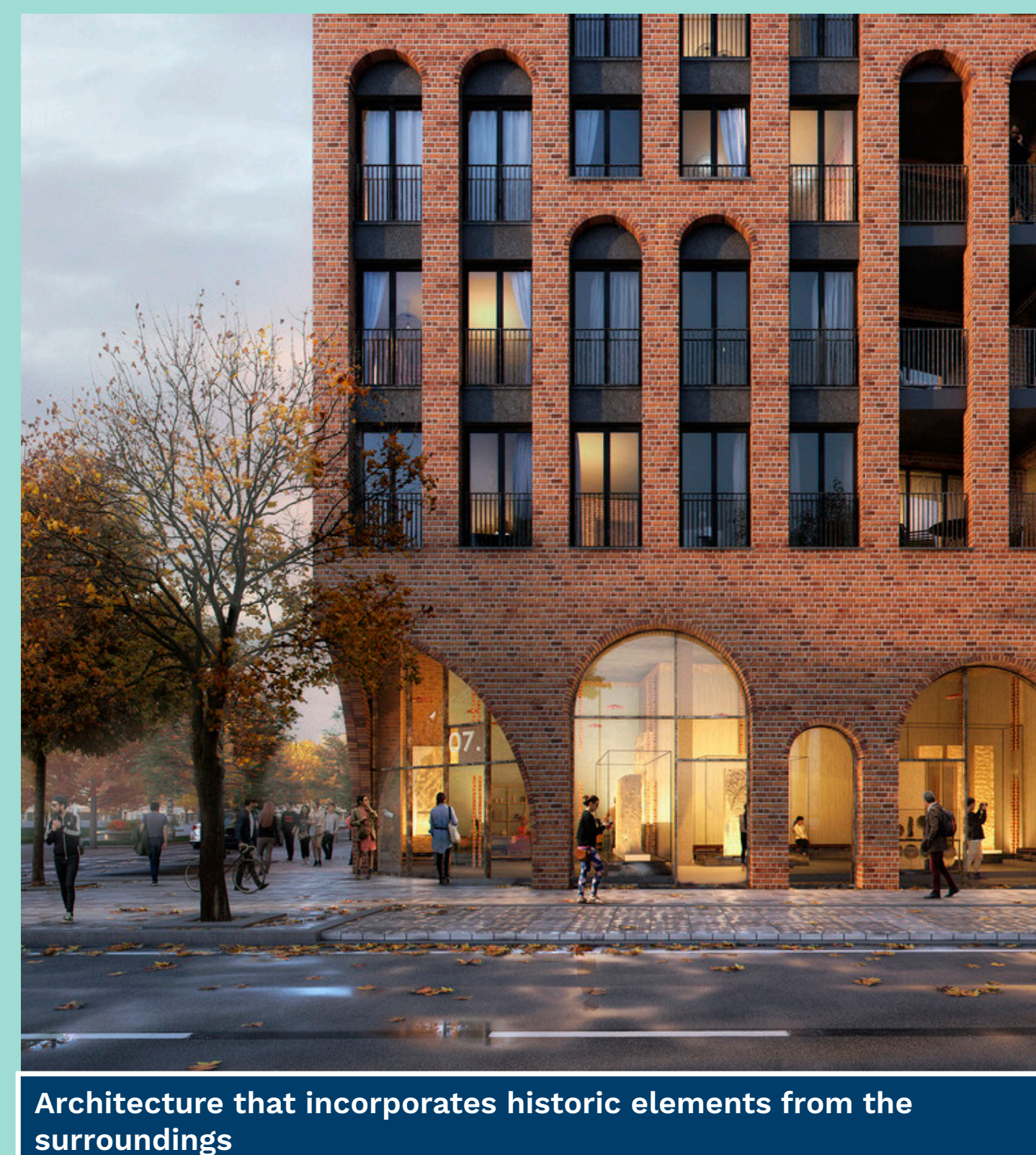
Post-regeneration
open space
2.64ha
total

1,667
homes
1,310
leasehold / private sale
357
social rent

Post-regeneration



A new public park at the heart of the community



Architecture that incorporates historic elements from the surroundings



Truly listen and learn from the local community

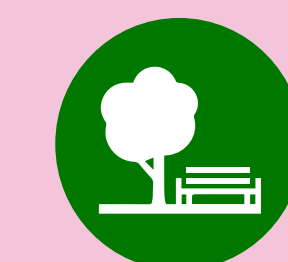
Brownfield Estate, Tower Hamlets

"Historic Buildings – Housing Block Refurbishment – Regeneration – Sustainable Design"



Homes

Combination of refurbishment and new build solutions.



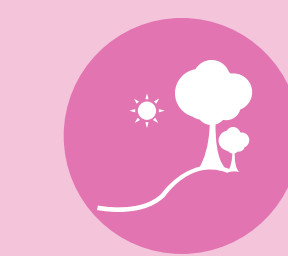
Landscaping

Revitalised streets, making sure they were safe and legible.



Regeneration

Co-design with existing community and residents



Public realm

Proposal of a new community garden on what used to be a derelict ballcourt

79
new homes
ALL
Affordable
22
Shared ownership
Post-regeneration

Planting of native plant
species and trees
over 125
new trees

High quality
refurbishment of
listed buildings
(Carradale House)

More than 650
refurbished
existing homes

Featured in the
Sustainable
Housing Awards



The Brownfield Estate – designed with local residents to appeal across the community



Exploring the different design options with the local residents



New pedestrian routes include a trim trail, access to the play space and defined routes to the wider community

Portobello Square, RBKC

"Regeneration of Wornington Green Estate to create a mixed-use, mixed tenure community"

Scan the QR
code with
phone camera
to view video



Open spaces

Double the provision of green open spaces



Landscaping

Relocation of the public park at the heart of the neighbourhood



Regeneration

Tenure blind homes for all



Homes

1,000 new homes with 50% social rent

Pre-regeneration
open space
1.09ha
total

538
homes
538
social rent
Pre-regeneration

Post-regeneration
open space
2.03ha
total

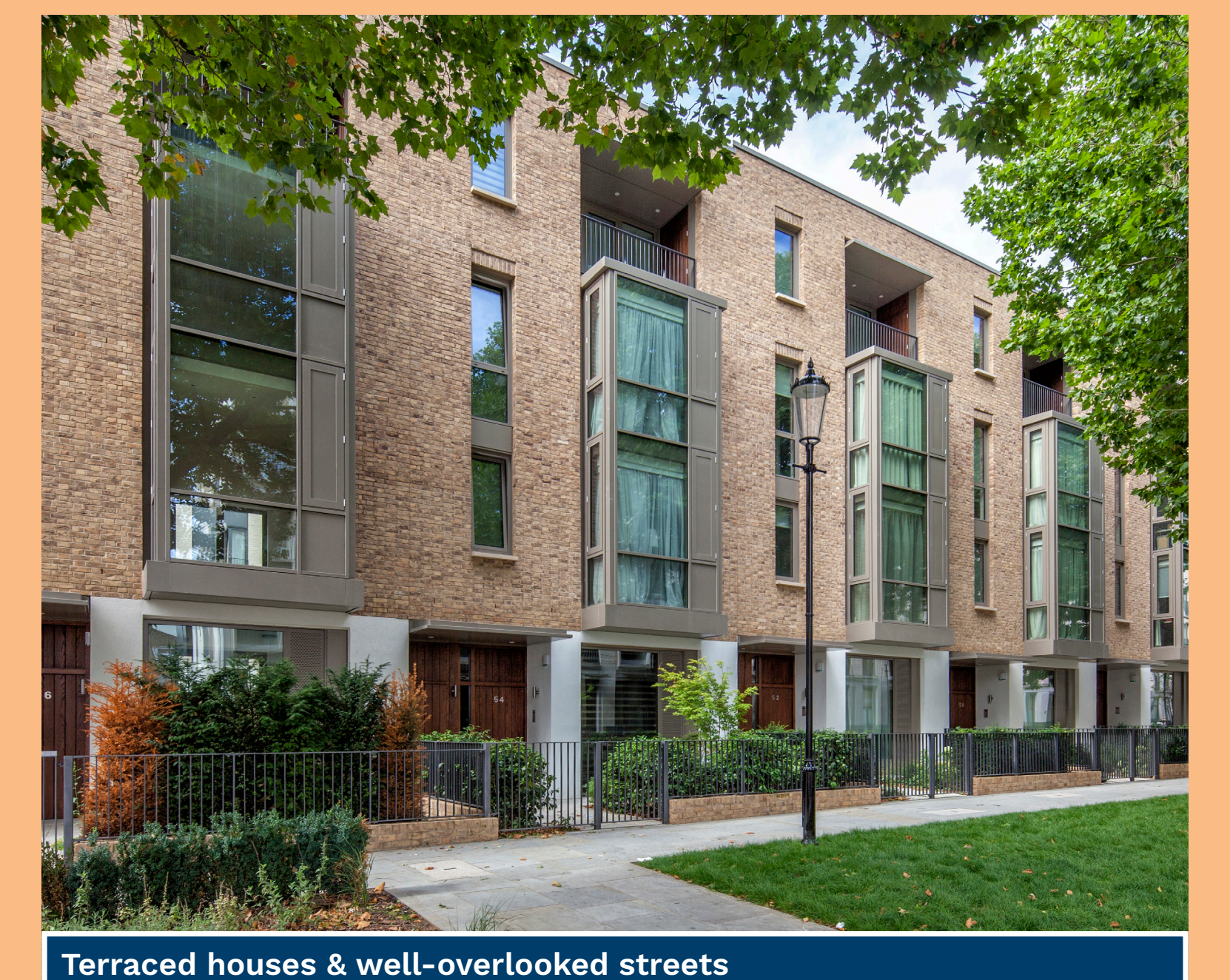
932
homes
364
leasehold / private sale
30 shared ownership
538
social rent
Post-regeneration



Retention of existing mature trees within the new streets



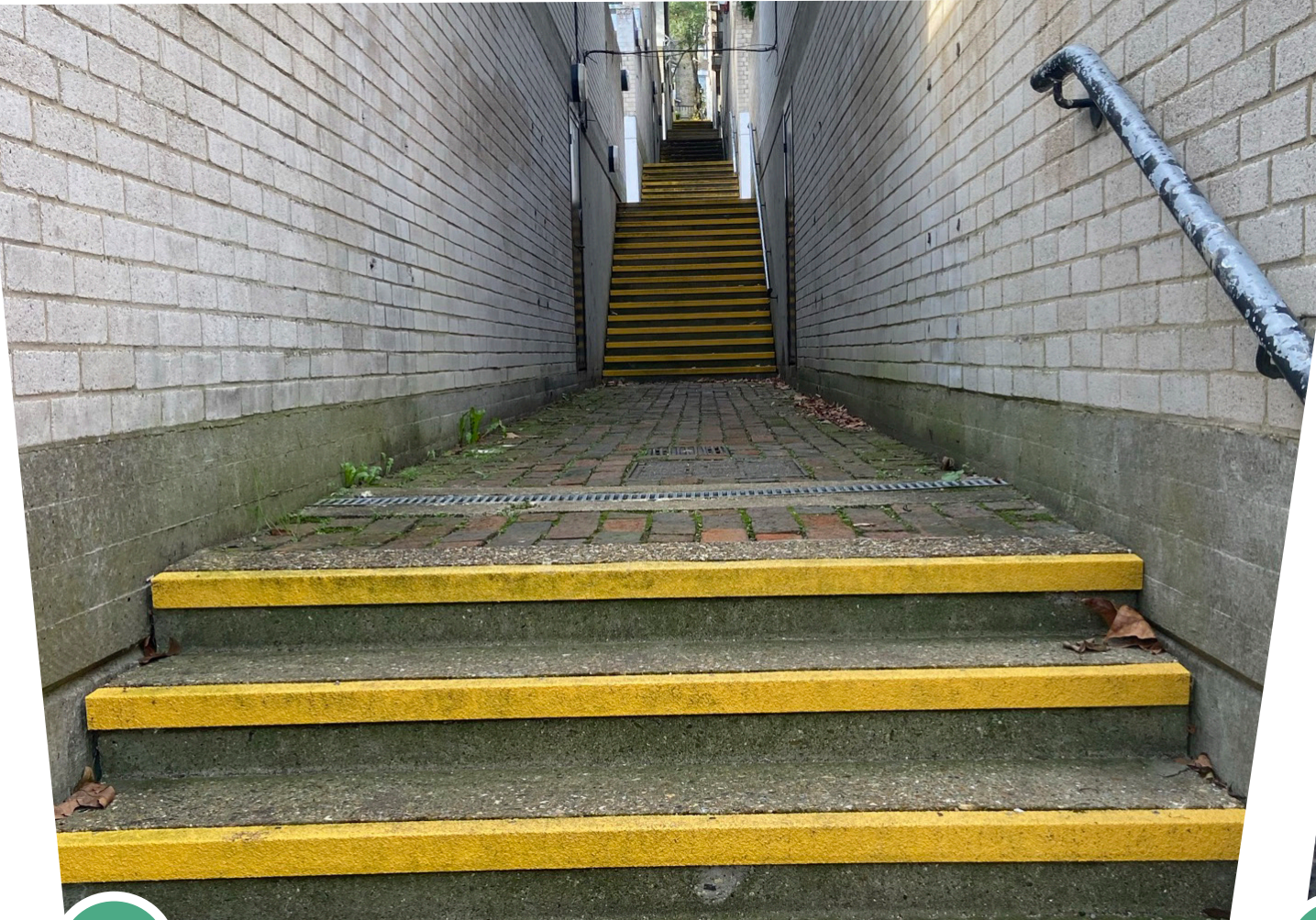
Public exhibitions & design workshops



Terraced houses & well-overlooked streets

YOUR LOCAL AREA

WHAT DO YOU LIKE
ABOUT CENTRAL HILL?



1

Stepped pedestrian access



2

Green open spaces



3

Levels across the site



4

Central Hill road



5

Homes and parking



6

Homes



7

Homes

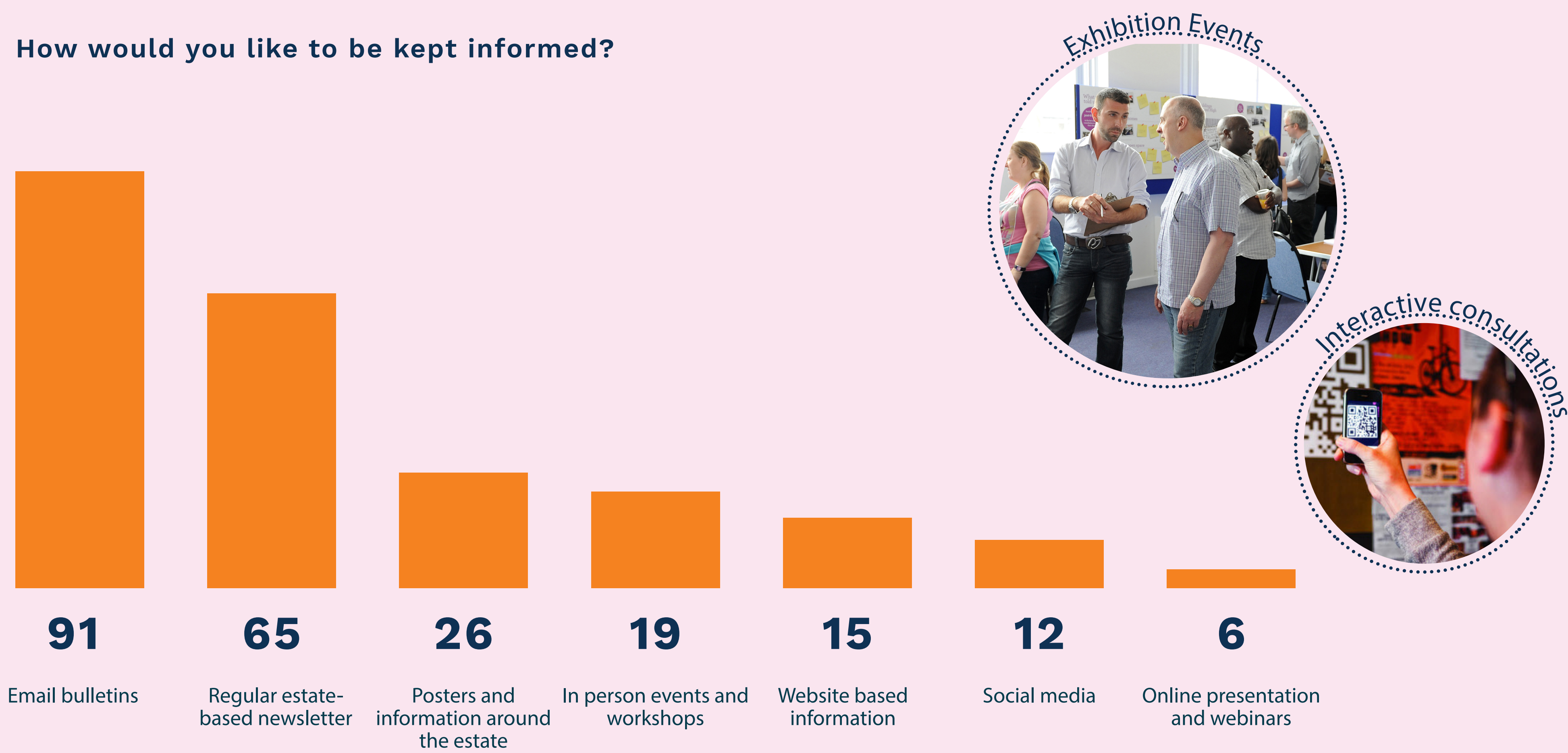
Tell us your
thoughts...

WHAT DO YOU DISLIKE
ABOUT CENTRAL HILL?

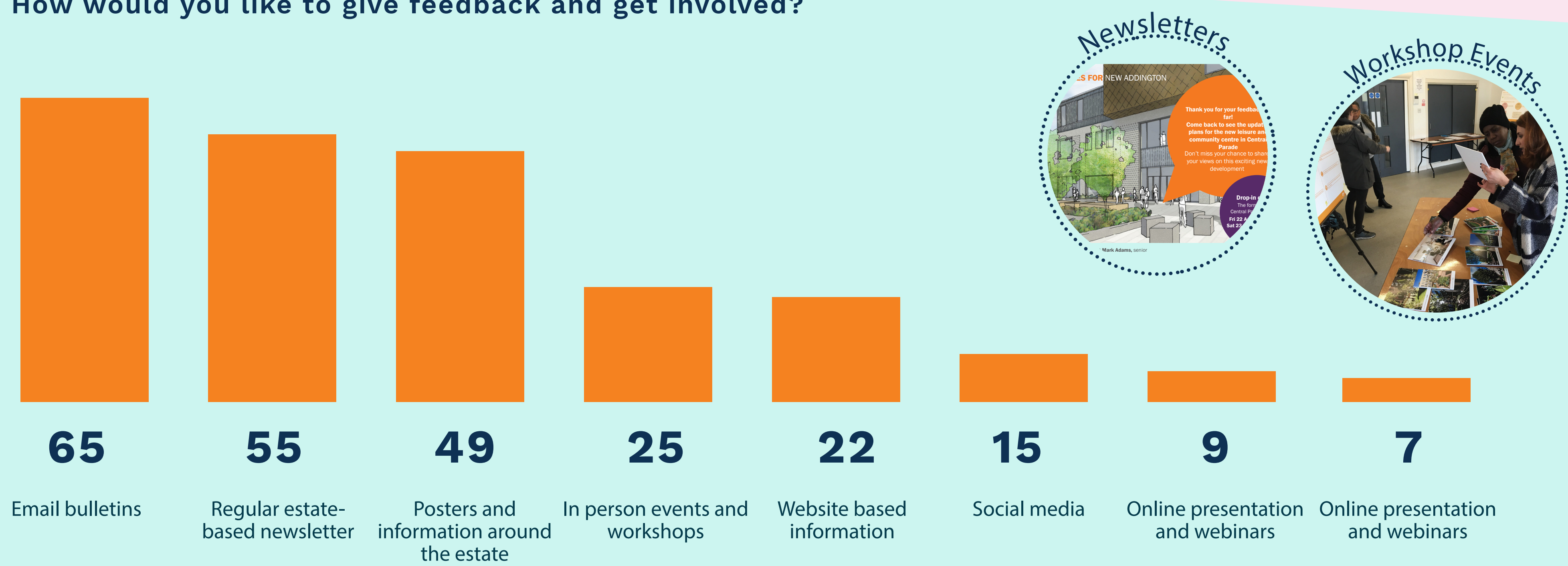
PREFERRED ENGAGEMENT METHODS

WHAT YOU'VE TOLD US ABOUT PREFERRED ENGAGEMENT METHODS

How would you like to be kept informed?



How would you like to give feedback and get involved?



Do you agree?

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.....

.....

.....

Anything we've missed?

.....

.....

.....

.....



Scan the QR code with phone camera to view the engagement methods video



KEY CONTACTS

Masterplan for Central Hill

If you have any questions about the Central Hill Masterplan and how you can get involved please contact:

Resident Engagement Officer

David Kamau

✉ engagement@homesforlambeth.co.uk

☎ 07888 606 231

PPCR – Your Independent Advisors

Mo Ali

✉ MAli@ppcr.org.uk

☎ 07940 431 503

Pamela Kovachich

✉ PKovachich@ppcr.org.uk

☎ 07966 595 527





HOMES FOR LAMBETH MASTERPLANNING MYTH BUSTING


TEN KEY FACTS ABOUT OUR PLANS


We are here today to introduce the team working with you. We are committed to working together to bring forward the best possible plans for Central Hill which meet the needs of current Central Hill residents and those waiting on the council’s housing list.


We know that there are some concerns about the future of Central Hill, and we want to reassure you by setting out our commitments to you.


- 


1. This is your masterplan, and any proposals will have to be supported by you before we can deliver them.
- 


2. Any masterplan will deliver more, not less council level rent homes – we know there is a housing crisis in Lambeth, and any scheme will include 50% affordable homes with an overall increase in council-level rent homes.
- 


3. You will have a say on the future of your homes and your estate - we will engage extensively with you by running a co-design process. There will be lots of events, and workshops and we will provide training and support so that you feel able to get involved.
- 


4. If you want to remain on the estate, you can – under the Key Guarantees, all Secure Tenants have a right to stay on the estate, and there are affordable options for resident homeowners. We will also look to provide options to enable you to remain if you are renting privately or are living in temporary accommodation.
- 

5. We are committed to developing the best possible masterplan – and we have run competitive processes to appoint the design team who will be working with you.
- 

6. Whatever we do here, it will be sustainable - we recognise there is a climate emergency and are committed to bringing forward plans which make a positive contribution to carbon neutrality.
- 

7. The council is committed to ensuring that residents’ existing homes are maintained to a high standard – The council have a full and ongoing repair and maintenance programme.
- 

8. Any proposals must represent value for money - for residents, taxpayers and the Council.
- 

9. We know we need to deliver new homes urgently - and when we deliver the future plans, we will be taking a phased approach, working with you to agree on the timeline. This will also mean that most residents will move directly from their existing homes into a new one.
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10. We know that residents are passionate about their homes – we want to work together in partnership with the local community to deliver a great place to live.