



Focus on: London Borough of Lambeth

A borough that's open for business

Once the quintessential poor relation to its northern neighbours, Lambeth is now one of the capitals most desirable places to live, particularly for graduates and younger professionals.

Its proximity to the City and West End, fantastic cultural offerings and relative affordability all mean that younger renters and buyers have moved to the borough in droves. The rich ethnic diversity and “south of the river” location that were once seen as drawbacks, depressing land values which have contributed to Lambeth’s current appeal.

Coupled with this, the borough offers world class culture at the Southbank, affordable global dining at the revamped Brixton market; massive redevelopment opportunities at Vauxhall; the Lido at Brockwell Park and the open spaces of Clapham and Streatham Commons.

And while the leftward political lurch of many London boroughs signals a tough environment for developers, Lambeth Council remains open for business and very much focused on regeneration as a tool to tackle the inequalities that still dog parts of the borough.

Facts and Figures

Population: 350,000

Average Age: 34

Ethnicity: At the time of the last CENSUS (2011) Lambeth had a BAME population of 42.9%.

Transport: Lambeth is very well connected both for travel into central London and for commuting further afield. It has eight tube stations; two London overground stations; 13 train stations and multiple buses running through it.

Average House Price: £926,610 **

Average Yield of Residential Rental Property: 3.1% ***

Average Capital Growth over past 5 years: 7% ***

Political Context



Lambeth's Grade II listed, Edwardian Town Hall. In 2017/18 it formed the centre-piece of the Council's £multi-million office redevelopment scheme

The Council

Lambeth is a safe Labour Council. In the 2018 local elections Labour were returned to power with 57 councillors. The Greens won five seats, the Conservatives one.

Though plagued at local level by the same surge of left-wing populism that swept Jeremy Corbyn into power, under Lib Peck's six year Leadership the

Labour administration remained centrist and pro-regeneration in outlook.

Changes

The Council has had some significant changes since the start of 2019. It's long-term Leader Cllr Lib Peck stood down to take up a City Hall job, resigning her Thornton Heath ward seat. She had been preceded by the resignation of her ward colleague, Chief Whip Cllr Jane Edbrooke who stood down in December. At the subsequent by-elections Labour safely held both seats.

Meanwhile in the chief officer ranks, after nine years in post, Sue Foster Lambeth's Strategic Director of Neighbourhoods and Growth, also left the Council.

The bridge that never was

The Garden Bridge, a vaunted "floating garden" between Temple and the South Bank, turned into an acrimonious scandal that ensnared two London Mayors, an MP, a Foreign Secretary, the Leader of Lambeth Council, one star designer and a "national treasure".

Designed by Thomas Heatherwick with much support from Joanna Lumley fresh from her Gurkha pension triumph, the bridge was launched amid much fanfare by Mayor Boris Johnson in December 2014. It was conceived as a link between Temple and the South Bank and was due to open in Summer 2018. In fact, under a storm of allegations of incompetence and mismanagement, nothing at all was ever built though it still managed to cost the tax payers an estimated £43 million.



After much wrangling between Lambeth, local objectors and City Hall, the project was finally killed off in August 2017 by Mayor Sadiq Khan following publication of a damning report into the project:

https://www.london.gov.uk/sites/default/files/garden_bridge_review_0.pdf



Leader - Cllr Jack Hopkins (Oval Ward)

Cllr Jack Hopkins was elected Leader of Lambeth Council on February 13th 2019. He succeeded Lib Peck who had resigned from the post to become Director of the GLA's new Violence Reduction Unit.

Cllr Hopkins is a native of South London and went to School in Catford. He has represented Oval Ward since 2010. He joined the Cabinet Member in 2012 and has held a variety of portfolios including regeneration, economic development, employment, planning, community safety and culture. From May 2018 until becoming Leader Cllr Hopkins served as one of the borough's two Deputy Leaders.

Outside of the Council, in 2017 Hopkins co-founded *Good Planners*, a planning advisory consultancy. It was dissolved in January 2019.

His Politics

Cllr Hopkins is a pragmatist. His moderate brand of politics would have been considered mainstream in the Labour party of Blair, Brown or even Miliband but now they place him on the right, in the anti-Corbyn wing.



As Leader Cllr Hopkins retains his interest in regeneration and is particularly proud of his involvement in setting up POP Brixton the popular, container built, multi-purpose hub that began life as a meanwhile-space at the edge of Brixton market.

Cllr Hopkins is married to fellow Lambeth councillor & Planning Vice Chair Cllr Joanne Simpson.



Cllr Matthew Bennett (Gipsy Hill), Cabinet Member for Planning, Investment and New Homes

Lead Member for Planning, Cllr Bennett is in charge of regeneration & transport; housing strategy including affordable housing, growth and delivery of new homes.

Cllr Bennett is ambitious and media savvy, penning articles in the guardian

<https://www.theguardian.com/politics/2019/mar/29/tory-playground-politics-are-alienating-the-poor>

Cllr Bennett recently launched the very first London “Living Wage Building”. This is at International House in Brixton where Lambeth – the landlord - are letting affordable work space, providing 850 new jobs and require that all the jobs pay - at a minimum - the London living wage.



Cllr Clair Wilcox (Lab) - Chair of Planning (Streatham South ward)

A graduate of the University of Kent and with a background in events management, this mother of two is distinctly community orientated. Cllr Wilcox is another Labour moderate and was one of the 600 councillor signatories calling on Jeremy Corbyn to resign the Labour leadership way back in June 2016.

Cllr Wilcox is the longstanding Chair of the Planning Applications Committee which she leads calmly and efficiently. She follows the officer recommendations, though this does not inhibit her from interrogating applications in detail. She is ably supported by her Vice-Chair Cllr Joanne Simpson who works in planning and who is – as previously noted - married to the Leader of the Council.

Political Priorities

Lambeth still has pockets of real deprivation and the council believes that leveraging the borough’s many real estate assets - through regeneration programmes - can benefit those places that still need investment.

- “A Better, Fairer Lambeth” – is the overarching vision of the Council. It aims to encourage investment and economic growth in the borough, in the belief that – properly directed – the benefits will be enjoyed by everyone.
- inclusive growth
- reducing inequality
- strong & sustainable neighbourhoods

Regeneration is identified as a key driver underpinning growth; the *Lambeth Local Plan* and *Draft Revised Plan* are the key vehicles for delivering these three priorities.

Regeneration Initiatives

Cooperative Local Investment Plans (CLIPs)

Since 2014 Lambeth has chosen to spend 25% of CIL on local projects. “Neighbourhood CIL” is administered across seven areas and local people have an input as how the money is spent. CLIPs are the vehicle used to achieve this.

The seven CLIP areas are:

- Waterloo CLIP area: Bishop’s ward
- North Lambeth CLIP area: Prince’s and Oval wards
- Stockwell CLIP area: Larkhall, Stockwell and Vassall wards
- Clapham CLIP area: Clapham Town, Clapham Common, Thornton and Ferndale wards
- Brixton CLIP area: Brixton Hill, Tulse Hill, Coldharbour and Herne Hill wards
- Streatham CLIP area: Streatham Hill, St Leonard’s, Streatham Wells and Streatham South wards
- Norwood CLIP area: Knight’s Hill, Thurlow Park and Gipsy Hill wards

Regeneration Areas

- Brixton Liveable Neighbourhood Funding: At the end of 2018 the Council were hoping to sub a revised bid to TFL for £3.7million of funding to design and deliver public realm improvements that will impact the whole town centre and surrounding residential neighbourhoods.
- Cressingham Gardens Estate regeneration: demolition of (306) existing homes & rebuild with net gain of affordable new homes. This project is underway, helmed by the council’s own development vehicle *Homes for Lambeth*, much to the annoyance of some local residents who had hoped for a community-led program.
- Pop Brixton: mixed food/retail/events hub. This community project was launched in 2015 and has been a huge success.
- Myatt’s Field North – 25 year PFI contract with lead partner *Regenter* to build & manage 900 + new and refurbished, mixed tenure homes. Completed in 2017.



The fantastic range of world-food on offer at Brixton Village attracts people from all across the capital

Waterloo Opportunity Area:

- Initiatives include: Waterloo & Southbank Public Realm Delivery Plan – public realm strategy & audit currently being produced for the area around Belvedere Road and Emma Cons gardens.
- Oasis Academy Johanna Feasibility Assessment – study of redevelopment potential for education/homes/employment opportunities. (Ongoing since 2017, David Morley Architects, working under a Memorandum of Understanding.)
- 114-118 Lower Marsh redevelopment. Office/retail. Underway.
- Waterloo Works! 30 Wootton St. Meanwhile use affordable workspace/community enterprise hub. Underway.

Nine Elms Vauxhall (NEV) Opportunity Area:

- Vauxhall Square – Lambeth’s flagship, multi-phase mixed use resi-led regeneration scheme. 1.85 hectares of land are being redeveloped and will deliver 578 new homes – of which 124 will be affordable; 33,062 sqm of office space (Class B1), 3,547 sqm of retail; a cinema, gym & swimming pool; 4-Star hotel, 359 bed student accommodation; public square and considerable S106 community benefits. In delivery.
- Vauxhall Cross Transport Interchange – joint scheme with TFL to transform the interchange and surrounding public realm. “In development”.
- Wyvil Primary School Expansion (Keybridge House Phase II) – Along with the school, 13 intermediate rent flats for key workers are being built. The project is currently being delivered as part of the public infrastructure within the NEV OA.
- Keybridge House – Mixed use redevelopment of a former telecoms centre. 595 new homes, 2652 sqm of Class B1 floor space, 802 sqm retail, new primary school. £3.2 million CIL secured for off-

site infrastructure needs. Underway.

Oval and Kennington Development Area (OAKDA) – Lambeth has partnered with St James (Berkeley Group) to develop the 5.2 hectare, brownfield site around the gas-holders near the Oval cricket ground.

Clapham and Streatham:

- Clapham Park Estate – Large scale estate regeneration: Metropolitan homes are replacing an estate of 1668 units with 4077 new homes, 53% of which are affordable. The development is underway.
- Westbury Estate – estate renewal. 334 new homes, mixed tenure with 64 at council-level rent.
- Larkhall Park Development – resident-led development: delivering 100 new homes, 50% affordable.

Planning Priorities

Lambeth is a busy place when it comes to development. It is also a borough where Applicants are likely to find success: in the 12 months from May 2018 to 2019 over 90% of the applications that went to committee were approved.

The Lambeth Plan was adopted in 2015 and is in the process of being reviewed. The new *Draft Revised Lambeth Plan* was published for consultation in October 2018. Its policies can be considered materially relevant to planning decisions once it has been amended and published – likely Q3 of this year, though will they will not attain full weight until it has been formally adopted in 2020/21.

On Affordable Housing Lambeth's new Plan mirrors the Draft New London Plan which requires a minimum of 35% affordable housing where there is no public subsidy available and no loss of strategic industrial land. These homes "should be provided onsite":

"Residential and mixed-use developments should provide affordable housing through the threshold approach set out in the Draft New London Plan policy H6." *Policy H2 Delivering Affordable Housing*.

Where public subsidy *is* available the target rises to 50% affordable housing, with a 70:30 split between social/affordable rent and intermediate tenure.

Planning Applications of interest

Elizabeth House/York Road redevelopment

Sitting alongside Waterloo station, this site has a controversial planning past that includes an intervention by former Secretary of State Eric Pickles and a series of unbuilt consents.

The latest application - for a 31-storey, office-led scheme that promises to deliver up to 11000 new jobs, won unanimous consent from Lambeth members when it went to Committee in October 2019.

Graphite Square, Vauxhall.

In November 2018 this scheme - which promised 200 new homes - was rejected by the committee, against officer advice.

V-C Cllr Simpson recused herself from the committee and spoke against the application, joining with local residents in arguing that the height & massing in the proposals were excessive, that the plans failed to deliver sufficient local benefits and that the affordable workspace provided was inadequate.

Oval and Kennington Development Area (OAKDA).

Lambeth partnered with St James (Berkeley Group) to develop the 5.2 hectare, brownfield site around the gas-holders near the Oval Cricket Ground. The mixed use scheme, delivering 738 new homes, was controversial from the start and won Planning consent only with the casting vote of the Chair.

8 Albert Embankment (former Fire Brigade Headquarters) Phased mixed use development including up to 443 residential units (34% affordable), a 200 bed hotel & a new Fire Brigade museum.

These extremely controversial plans were referred to the Mayor. In June his office requested a full viability study from the Applicant, on the basis that the affordable housing quota did not meet the 50% target required from developments on public land.

Higgs Industrial Estate, Herne Hill Road, London SE24 0AU. The latest iteration of this Peabody/Family Mosaic scheme is for a mixed use development: 2 to 16 storeys with 134 residential units and 4,032 sqm of flexible commercial floorspace. It should be listed for decision in the very near future.



Market Row forms part of ambitious plans for the market and nearby arcades. The centre-piece is a mixed use, multi-story building by “starchitect” David Adjaye’

Hotels

The Draft Borough Plan heralds an end to automatic hotel development around Waterloo. Echoing the responses in the public consultation for the revised Plan, the new policy states that “Given the existing

numbers and concentration of hotels in Waterloo, additional visitor accommodation in this area will not be supported."

Some of the most controversial applications to come to Planning in recent times have concerned hotels. Cllr Councillor Joanne Simpson has been particularly vocal in her support of objectors to hotel applications, consistently voting against.

The most notable of these applications was for the Days Hotel, Kennington (April 2017); a rare example where the Committee went against officer advice and refused permission for a 355 bed, 17-storey hotel which would have replaced the dilapidated but far smaller, existing example. Their decision was upheld at appeal in Jan 2019.

Other Decision Makers

MPs: Lambeth contains three parliamentary constituencies.



**Dulwich & West Norwood –
Helen Hayes MP, Labour**

Former Southwark councillor Helen Hayes was elected to parliament in 2014 where she represents the Dulwich & West Norwood. This is the constituency which was for many years represented by the late Dame Tessa Jowell and it includes a slice of the leafier sections of Helen's old borough of Southwark.

Helen is politically astute, constituency focused and - in the current Labour party context - politically moderate. She is *not* a Corbynite and she maintains strong links back in Southwark: her former ward colleague Cllr Andy Simmonds heads up her parliamentary office.

A former town planner, Helen founded her own company *Urban*



**Streatham - Chuka Ummuna MP,
Liberal Democrat**

Elected in 2010 as a Labour MP for Streatham, former Shadow Minister Chuka Ummuna resigned from the party - along with six disaffected colleagues - on Feb

18th 2019. Initially a founding member of the new Change UK group, Ummuna joined the Lib Dems in June.

Given the high profile of his departure and the vitriol this has unleashed among many local Labour party members, he is likely to be preoccupied with related matters for the foreseeable future. At the next General Election he will be standing for the Cities of London and Westminster parliamentary seat.

Before entering politics Chuka was

Practitioners before joining architects Allies & Morrison, where she was a partner. In her parliamentary role, this past experience has translated into a particular interest in the delivery of affordable housing, both to buy and rent.

an employment lawyer and is pro business and shares many values which would once have been associated with New Labour i.e. responsible capitalism *and* a strong welfare support system.



Vauxhall – Kate Hoey MP, Labour

The longest-serving of the three Lambeth MPs, Kate Hoey was first elected in 1989. Until Chuka Ummuna's resignation from Labour she was also the most controversial of the trio.

Politically, this one-time, Blairite Sports Minister, is independently minded and very forthright. From her pro-blood sports views to her virulently pro-Brexit stance, Kate is frequently at odds with her local Labour Party which has expended considerable energy trying to de-select her. Despite their efforts and the apparent disparity between many of her views and those of her constituents in this diverse and left-leaning part of London, she has had a remarkable knack of being re-elected.

Nonetheless, in July Kate Hoey announced that she will not be standing at the next general election, whenever that may come. Labour will be breathing a very big sigh of relief.



The GLA

Lambeth is represented on the London Assembly by Florence Eshalomi.

A former Lambeth councillor (Brixton Hill ward 2006-2018) and Cabinet Member for Culture, Sport Olympics, she was elected to the GLA in 2016.

She is the current Chair of the London Assembly Transport Committee.

Before being elected to the London Assembly Florence worked for Four Communications. This may explain why she draws the ire of hard-left Labour activists who threatened to picket her campaign for the Assembly and who contributed to her losing the vote at one part of her mandatory, GLA re-selection bid (at the Camberwell & Peckham Constituency Labour Party) earlier in the Summer. Despite this Florence has just been selected as Labour's candidate for the Vauxhall parliamentary seat.

*GLA 2018

**Rightmove, 6 Feb 2019

*** Find Properly, 12 Feb 2019



Copyright © 2019 Real Estate Planning Consultancy, All rights reserved.

Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe from this list](#).