

Frequently Asked Questions

Higgins has entered into a bespoke development partnership agreement with Lambeth Council to deliver the regeneration of the Somerleyton Road sites in consultation with the local community.

Project overview Phase 1



The development includes 63 low-cost extra care homes, specifically designed to provide independent living with additional support for older residents and those with care needs.

By offering a mix of affordable housing options, Phase 1 aims to improve access to quality homes for local people while promoting wellbeing, inclusion, and long-term community resilience.



Project overview Phase 2

Phase 2 will deliver 315 new homes, including 132 affordable homes and 183 Build to Rent homes. The development will also provide a purpose-built community gym, new community and commercial spaces, and significant public realm improvements along Somerleyton Road, creating a vibrant and inclusive neighbourhood at the heart of Brixton.

Q What formal community engagement commitments apply during construction, and who is accountable for delivering and reporting them?

A During construction, the project team will maintain regular communication with residents and stakeholders through newsletters, project bulletins, community drop-in sessions and engagement events. In partnership with the Community Review Panel and local organisations, we will also develop and deliver community-led activities that reflect local priorities and interests.

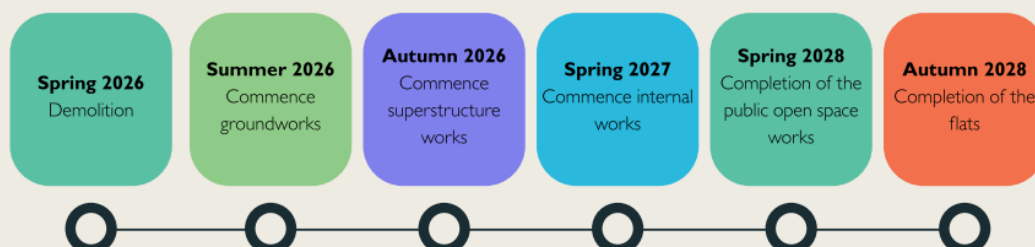
NewmanFrancis was appointed to carry out a resident engagement exercise, including door-to-door visits to discuss the September newsletter and gather feedback through a communications preferences survey.

Through our Social Value Action Plan, Higgins will support local schools, community groups and voluntary organisations through volunteering initiatives, skills activities and community investment. Responsibility for community engagement sits with the Higgins Social Value Team, supported by the construction project team, ensuring a coordinated and responsive approach throughout the delivery of the project.

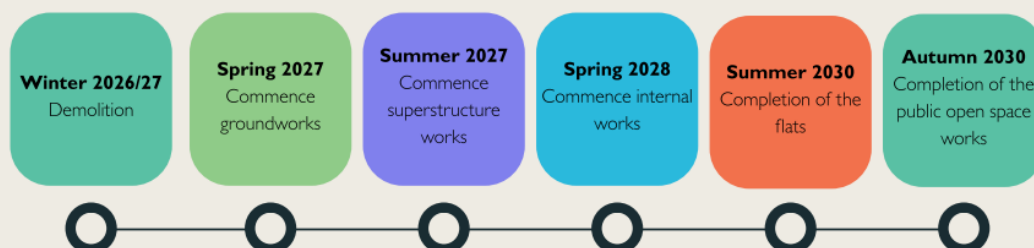
Q What is current construction programme by phase, including key dates that matter to residents?

A See below anticipated programme of works across phase 1 and 2 which run concurrently from winter 2026.

Anticipated programme of works for Phase 1



Anticipated programme of works for Phase 2



Q Which decisions remain open to community influence, what is the latest date input must be received?

- A** The Community Review Panel will have the opportunity to influence several aspects of the project throughout the construction phase, including:
- Landscaping, public realm and community spaces
 - Measures to address community needs and minimise impacts during construction
 - The delivery of social value initiatives, including employment, training and community investment activities
 - Community engagement programmes, events and resident initiatives

Opportunities for input will be shared regularly through Community Review Panel meetings, newsletters and project communications. Specific deadlines for feedback will be communicated in advance where decisions require community input by a particular date.

Q How do areas identified in Community panel terms of reference translate into specific work over next 12 months?

- A** The priorities agreed by the Community Panel will be translated into a 12-month action plan with defined activities, timescales and success measures. Progress will be reviewed at each panel meeting, enabling members to monitor delivery, provide feedback, influence project decisions and help ensure that community benefits are delivered in line with local priorities.



Q What happened to feedback from the landscaping/public realm session? What was changed, accepted or taken away? And why?

A Feedback from the landscaping and public realm workshop was reviewed by the design team and used to inform the evolving proposals. Key themes raised included improving safety and lighting in Somerleyton Passage, providing seating and community event space, creating opportunities for gardening and biodiversity, improving accessibility, and making outdoor areas welcoming for all ages.

As a result, several suggestions were incorporated into the proposals, including:

- Renewal of Somerleyton Passage with upgraded lighting, new planting and improved paving to address concerns about safety and anti-social behaviour.
- New play facilities for children and flexible civic spaces for teenagers and community activities.
- Accessible communal open spaces with opportunities for gardening and growing activities.
- Enhanced planting and biodiversity measures throughout the public realm.

Some ideas, such as the detailed management and activation of community spaces, public art, outdoor furniture and future community uses, were not fixed at this stage and were taken forward for continued discussion through the Community Review Panel, allowing residents to help shape these elements as the project progresses.

The design team also considered wider comments relating to maintenance, accessibility, noise, air quality and ongoing engagement, with these issues informing the project's future design development and community engagement programme.

See Higgins Statement of Community Involvement for more information – [Higgins Statement of Community involvement](#)

Q What social value commitments have been made, what has been delivered to date and where can the panel scrutinise or influence delivery?

A To date, the project has delivered:

- 1 local apprentice recruited
- 3 local residents into employment
- 150+ student engagement hours
- 263+ community investment hours
- 115+ community engagement hours
- £11,780 in community investment donations
- £53,378.26 spent with businesses in Lambeth and neighbouring boroughs

The panel can review delivery against social value commitments, provide feedback on local priorities, and identify opportunities to maximise community benefit. Recommendations relating to community needs, local partnerships, engagement activities and social value delivery will be considered by Higgins and, where appropriate, incorporated into project plans and delivery approaches to help ensure the development generates meaningful and lasting benefits for local residents.



Q How will Higgins and Lambeth evidence the panel's influence and achievements over the remainder of its term?

A Higgins and Lambeth will evidence the panel's impact through meeting minutes, action trackers and regular progress reports. Feedback, recommendations and agreed actions from panel members will be recorded, monitored and reported back on, providing a clear audit trail of how community input has influenced project decisions, communications, social value delivery and engagement activities.

Success indicators will include:

- Number and percentage of panel recommendations adopted or progressed.
- Number of project decisions, designs, engagement activities or social value initiatives influenced by panel feedback.
- Number of community concerns raised through the panel and resolved.

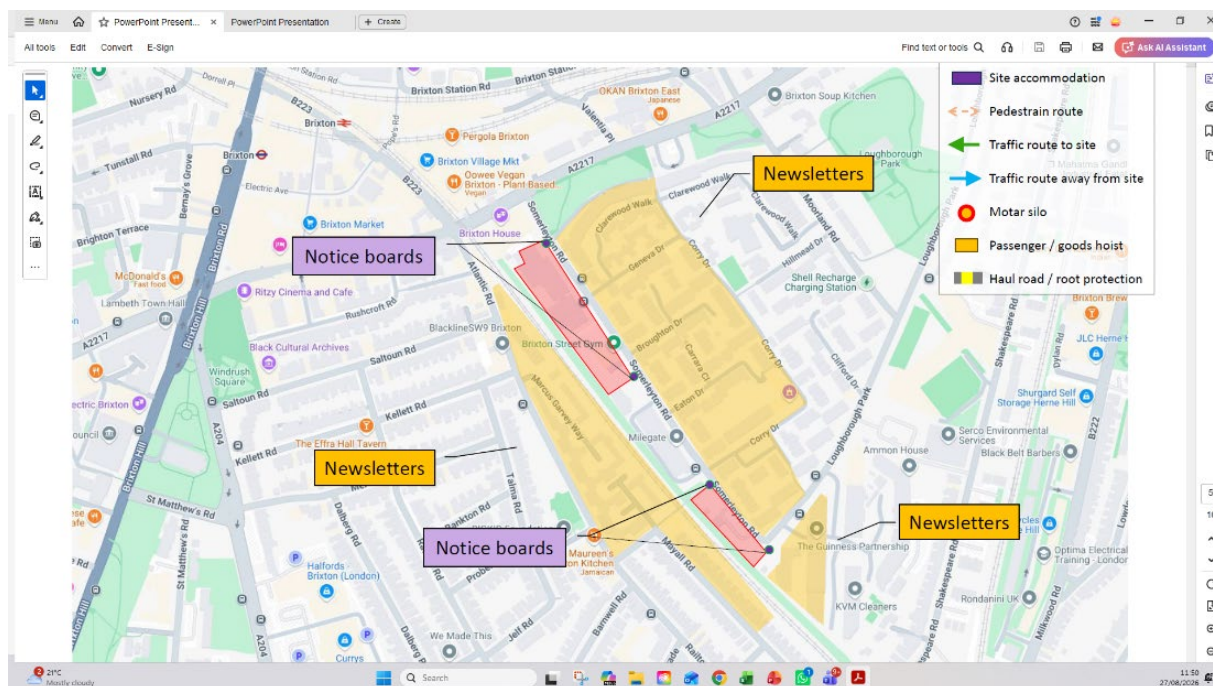
A summary of achievements, actions completed and outcomes delivered will be reported throughout the panel's term to demonstrate the value and measurable impact of community involvement.

Q Will there be opportunities for first time buyers?

A In relation to home ownership opportunities, under Phase 2 of the development, Higgins will be delivering mixed tenure homes. Of these homes, 68 are Shared Ownership tenure delivered on behalf of our Housing Association partner. These homes will be marketed by our partner and are often favoured by first-time buyers seeking to access the property market.. Given the Phase is unlikely to complete until 2029/2030 the Sales and Marketing Strategy is yet to be established.

Q How are project newsletters currently distributed and to how many homes? Are Moorlands and other directly adjacent estates/streets included?

A Project newsletters are hand-delivered by Newman Francis or members of the Social Value Team to more than 1,000 homes within the local area. This distribution includes neighbouring streets and estates directly affected by the works, including all households up to Moorlands Road. See the distribution map below showing the full coverage area.



Q What is the plan for proactive engagement with Moorlands and other immediate neighbours rather than relying solely on attendance at the panel?

A Engagement will extend beyond Community Review Panel meetings and include regular newsletters, targeted letters ahead of key construction activities, door-knocking where appropriate, dedicated contact channels for concerns and enquiries, attendance at local community events and proactive engagement with residents most directly affected by the works.

Q How are traffic/access changes, signage, complaints and construction disruption being communicated and monitored?

A Traffic management arrangements, access changes and construction updates are communicated through newsletters, bulletins, site noticeboards and direct engagement with affected residents and stakeholders. Site signage is reviewed regularly to ensure clarity and compliance. Complaints, enquiries and disruption-related issues are logged, monitored and reviewed by the project team to identify trends, implement corrective actions and provide feedback to residents where appropriate.



Q What are the current assumptions for the F1/F2 community facility, including operator, tenure/rent expectations and the process if the anticipated occupier does not proceed?

A The community space (F1/F2) is located within the Housing Association Block B3 building. The estate management office is also proposed to be located within the same building, in a separate unit. The intended use of the community space and the identity of the future operator are still being developed, and discussions are ongoing with the Housing Association regarding the most appropriate arrangement. The project team will continue to work with the Housing Association, Lambeth Council, local organisations and the Community Review Panel to explore options that maximise local benefit. Should a preferred occupier not proceed, alternative community-focused operators will be considered to ensure the space remains available for community use.

Q Who from Higgins will attend the panel consistently and have sufficient authority/information to answer questions and close actions?

A Higgins will provide consistent representation from the project team, including the Project Manager and Social Value Coordinator, to ensure the panel receives accurate updates and timely responses to queries. Where specialist input is required, relevant members of the wider team will attend to support discussions and ensure agreed actions are progressed and reported back.

Q Will the existing trees be retained?

A Most existing trees will be retained and protected. Some trees are proposed for removal which are located within proposed building footprints, access routes or new public spaces and cannot be safely retained.

24 new trees will be planted to create greener streets, gardens and public spaces for current and future residents.



Q Will there be a community fun day?

A Higgins would be pleased to support the delivery of a community fun day during the project. This could be delivered in partnership with local organisations, such as the Moorlands Residents Association, which Higgins is supporting through sponsorship of its Christmas event, or through existing community initiatives led by organisations such as Brixton Soup Kitchen.

The Community Review Panel will have the opportunity to shape the focus, format and beneficiaries of any event, helping to ensure it responds to local priorities and maximises community benefit. We are also open to exploring alternative community activities and initiatives developed in partnership with the CRP and local residents.



Q Who will benefit from the new homes?

A The development will provide 378 new homes, including 56% affordable housing and 63 extra-care homes, helping meet local housing needs in Brixton. The homes will benefit a range of residents, including families, first-time renters and buyers, older people requiring extra-care accommodation, and households on local housing waiting lists, while wider improvements to public spaces, community facilities and local job opportunities will benefit the whole community.

Q How will residents receive updates about the project?

A Residents will receive updates through a range of channels including project newsletters and flyers delivered locally, the project website, social media, the dedicated project email and phone number provided, community events and ongoing engagement with the Community Review Panel. Higgins are committed to maintaining clear engagement throughout the construction process.

Q Who will be eligible for the extra-care housing?

A The development includes 63 extra care homes. Eligibility and allocations will be managed through Lambeth Council and the appointed housing and care provider. Based on Lambeth Council's current extra care housing criteria, applicants would typically need to:

- Be a Lambeth resident.
 - Have eligible care and support needs under the Care Act 2014.
 - Be aged 65 or over for older persons' extra care housing (or meet the criteria for specialist learning disability provision, where applicable).
 - Be assessed as suitable for extra care housing.
- The final eligibility, nomination and allocation arrangements for these homes will be confirmed closer to occupation and will be communicated to residents as the project progresses.

Q How will residents be informed about workshops and engagement events?

A Previous engagement activities were promoted through door-to-door leaflet drops, the project website, emails to stakeholders, social media campaigns and local advertising. Future workshops, Community Review Panel activities and engagement events are expected to be communicated through the same channels to ensure local residents are aware of opportunities to get involved.

Q How is resident feedback being used?

A Resident feedback is reviewed after each phase of engagement and passed directly to the design team. Feedback received has influenced proposals including improvements to Somerleyton Passage, enhanced community and green spaces, plans for affordable community facilities, local retail opportunities, play space provision and adjustments to the housing proposals. The Community Review Panel will also provide ongoing input into community engagement, social value, public realm, community spaces and construction activities.



Q Can updates be provided by post?

A Yes. Printed updates will be delivered to residents as standard through local leaflet and newsletter drops. The project team has previously used postal communications extensively during consultation and will continue to use these channels to share key project information and updates throughout construction.

Residents can also request updates by email. In addition, Higgins has commissioned NewmanFrancis to undertake a communications preferences survey with residents to understand how people would like to receive information and to help tailor future project communications accordingly.

All past communications can be seen on the website here:

<https://www.thisissomerleyton.co.uk/news-events/>