

Lambeth Officers and Key Stakeholder Meeting (No.2)

Boiler House, Angell Town

Minutes

Tuesday 19 September 2017 3:30-5:00pm Venue: St John's Primary School, 85 Angell Road, Brixton, SW9 7HH	
Chair	Cllr Donatus Anyanwu (Chair) – <i>Cabinet Member, Lambeth Council</i>
Attendees	Paul Simpson – <i>Engagement and Consultation Team Manager, Lambeth Council</i> Rohini Anand-Pal – <i>Senior Policy & Communications Officer, Lambeth Council</i> Pauline Foster – <i>Housing Development Team Manager, Lambeth Council</i> Rev Rosemarie Mallett – <i>Vicar, St. John's Angell Town & Chair, St. John's Primary School Board</i> Claudette Jaggon – <i>St John's School representative</i> Margaret Ajanaku – <i>Acting Estate Director, Angell Town RMO</i>
Apologies	Cllr Matt Parr – <i>Councillor, Lambeth Council</i> Francis Hector – <i>Chair, Angell Town RMO</i> Charmaine Grant – <i>Secretary, Angell Town RMO</i> Martin Clark – <i>Headteacher, St John's Primary School</i>
Minutes	Rohini Anand-Pal, L.B Lambeth
1.	Welcome, Introduction / Apologies
	<ul style="list-style-type: none"> • Cllr Donatus welcomed all to the meeting. Apologies noted above for those who were unable to attend the meeting. • Cllr Donatus emphasised at the start of the meeting that the purpose of this group is to work with residents/groups and individuals who live in Angell Town and not those who have their own interests and who are not residents.
2.	Minutes of last meeting (4/7/17) and matters arising
2.1	<ul style="list-style-type: none"> • FH wanted to make it clear for the purpose of the minutes that the aim is to establish a community hub and resource centre for all residents.
2.2	<ul style="list-style-type: none"> • Point 3.3 – identify group member to sit on contractor procurement process - it was agreed to defer this action to a later date
2.3	<ul style="list-style-type: none"> • Point 3.5 – Enforcement of CPZ on Angell Road has started. They have started putting lines in the area. Notices have also gone up to make people aware of parking restrictions

<p>2.4</p> <p>2.5</p> <p>2.6</p>	<ul style="list-style-type: none"> Point 4.1 – identify group member to be involved in conversations with architect/designer – it was agreed this would be deferred to a later date Point 7.2 – RMO to identify block champions to represent at meetings – CG and FH were not present at today’s meeting. We need names for representation; frequency of meetings would be quarterly attendance is required. Need a Terms of Reference for roles and responsibility of the block champions. We need a block champion representative from the RSL’s. There are 3 housing associations and approximately 6 blocks. They need to be stakeholders and liaise with the tenants Point 7.3 – RMO to provide survey results. FH informed that the recent survey conducted would not be sufficient to obtain a thorough knowledge of resident’s views and the one conducted prior to this is out of date. 		
	ACTION/S	LEAD	COMPLETION
2.7	Need names of block champion representatives from Resident Management Organisation (RMO) and Registered Social Landlord (RSL).	MA	
2.8	Need Terms of Reference / roles and responsibility for the Contact Group and the Block Representatives	PS	
2.9	Meet with the three housing associations to discuss stakeholder involvement	DA	
3.	Demolition Timetable (indicative)		
3.1	PF circulated the proposed timetable along with Employer’s Agent information		
3.2	<p>PF informed the group that an Employer’s Agent has been appointed to assist with the demolition. In construction terms an Employers Agent is used to describe an agent acting on behalf of the client as the contract administrator for design and build contracts.</p> <p>A letter will be going out this week to the chosen Employer’s Agent. They demonstrated in their tender that they consider working with local residents the school and other key stakeholders as paramount to delivering a successful demolition. One of the key issue is the management of the boundary wall.</p> <p>Lambeth’s Planning department have been formally advised about the Council’s intention to demolish the boiler house. In accordance with Planning regulations, notices have been placed on and around the boiler house indicating that the building is due to be demolished.</p> <p>Lambeth’s Building Control have also been notified of the proposed demolition. The utility services, SGN (Gase), EDF (Electricity), Thames Water, Environment Agency have been notified as well. Safety is key in this project, so the current timeline will need to incorporate</p>		

3.3	An engagement plan will need to be devised at some stage to engage with the residents and businesses in the area. Regular updates to be put on the hoardings informing people what is happening and when.		
3.4	Temporary use for the site will be discussed in further detail at a later date but it was noted that it should be an intergenerational facility for all. The school should also benefit from the facility. There was a general discussion about the possibility of having an outside gym.		
	ACTION/S	LEAD	COMPLETION
3.1	Useful to have a list of blocks in the area	PF/MA	
4.	Next steps		
4.1	<ul style="list-style-type: none"> As per actions in the minutes and PF's timetable. 		
5.	Date and time of next meeting		
5.1	<ul style="list-style-type: none"> Tuesday 14 November 2017 @ 3:30-5pm – St John's Primary School, Angell Town 		