

Lambeth Officers and Key Stakeholder Meeting (No.1)

Boiler House, Angell Town

Minutes

Tuesday 4 July 2017 3:30-5:00pm Venue: St John's Primary School, 85 Angell Road, Brixton, SW9 7HH	
Chair	Paul Simpson – <i>Engagement & Consultation Team Manager, Lambeth Council</i>
Attendees	Rohini Anand-Pal – <i>Senior Policy & Communications Officer, Lambeth Council</i> Pauline Foster – <i>Housing Development Team Manager, Lambeth Council</i> Cllr Matt Parr – <i>Councillor, 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 representative</i> Francis Hector – <i>Chair, Angell Town RMO</i> Margaret Ajanaku – <i>Acting Estate Director, Angell Town RMO</i> Martin Clark – <i>Headteacher, St John's Primary School</i> Charmaine Grant – <i>Secretary, Angell Town RMO</i>
Apologies	Cllr Donatus Anyanwu (Chair) – <i>Cabinet Member, Lambeth Council</i>
Minutes	Rohini Anand-Pal, L.B Lambeth
1.	Welcome, Introduction / Apologies
	<ul style="list-style-type: none">PS welcomed those attending and introductions were made. Apologies noted from Cllr Anyanwu who was unable to attend the beginning of the meeting, PS to Chair the meeting in his absence.
2.	Purpose of the meeting
2.	<ul style="list-style-type: none">This meeting is to build on a previous officer's level meeting held last month about the future of the old Boiler House and site. It is the intention that this meeting becomes a 'contact group' made up of representatives from key groups which will support the council's efforts to consult with local people and relevant parties about the future use of this site.

3.	Indicative timelines												
	<ul style="list-style-type: none"> • PF talked to an indicative timeline she has produced. This timeline is <i>not</i> confirmed and is subject to change until a demolition contractor is confirmed. <table border="1" data-bbox="358 359 1377 720"> <tr> <td data-bbox="358 359 583 499">July 2017</td> <td data-bbox="583 359 1377 499"> <ul style="list-style-type: none"> • Share demolition plans and timetable with local residents and community leaders • Demolition Notice published • Finalise tender document </td> </tr> <tr> <td data-bbox="358 499 583 537">August 2017</td> <td data-bbox="583 499 1377 537"> <ul style="list-style-type: none"> • Issue tender document </td> </tr> <tr> <td data-bbox="358 537 583 575">September 2017</td> <td data-bbox="583 537 1377 575"> <ul style="list-style-type: none"> • Receive response from tenderers </td> </tr> <tr> <td data-bbox="358 575 583 646">October 2017</td> <td data-bbox="583 575 1377 646"> <ul style="list-style-type: none"> • Award contract • Mobilisation of contractor </td> </tr> <tr> <td data-bbox="358 646 583 684">November 2017</td> <td data-bbox="583 646 1377 684"> <ul style="list-style-type: none"> • Start on site </td> </tr> <tr> <td data-bbox="358 684 583 720">April 2018</td> <td data-bbox="583 684 1377 720"> <ul style="list-style-type: none"> • Demolition completed </td> </tr> </table> <ul style="list-style-type: none"> • Following this meeting the council need to send out a letter to all local people in the area re the plans to demolishing the old boiler house and its future use. PF can then start to look at the process of applying for planning permission to demolish. • RA-P has a map and list of addresses identified where letters are to be sent. Will send to FH and CG to see if all area for Boiler House is covered. • The council will need to work with the school, children and local community when looking at the timelines to reduce the impact of the demolition as much as possible. • Recommended that the removal of Asbestos happens during school holidays. ‘Soft’ internal demolition i.e. electrics, carpentry and so on maybe done over the Christmas holidays. • The above is all dependant on the contractor being on board. The contractor chosen will carry out the demolition under the “Considerate Constructors scheme”. . The council’s procurement process is open to all contractors, this includes local contractors providing they meet the council’s criteria and procurement rules. PF to find out what these are and circulate to the group. • The tender information for contractors will be put up online for all to access. It would be good for someone from this group to sit on the contractor interview process. • No contractor will be allowed to park on the estate during the demolition works as this would cause too much disruption with the school and take up a lot of the resident’s parking spaces. Deliveries will need to be worked around school timings to limit disruption and health & safety for children. • PF will find out when the CPZ will be enforced on the ‘dead end’ road. • Separate conversations will need to be had with those who live next door or very close to the Boiler House and who will be most affected. 	July 2017	<ul style="list-style-type: none"> • Share demolition plans and timetable with local residents and community leaders • Demolition Notice published • Finalise tender document 	August 2017	<ul style="list-style-type: none"> • Issue tender document 	September 2017	<ul style="list-style-type: none"> • Receive response from tenderers 	October 2017	<ul style="list-style-type: none"> • Award contract • Mobilisation of contractor 	November 2017	<ul style="list-style-type: none"> • Start on site 	April 2018	<ul style="list-style-type: none"> • Demolition completed
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	ACTION/S	LEAD	COMPLETION
3.1	Email Boiler House map and addresses for resident letter	RA-P	5 July 2017
3.2	Circulate procurement rules for contractor	PF	July 2017
3.3	Group member to be identified nearer the time to sit on contractor procurement process	PF	Sept/Oct 2017
3.5	Find out CPZ enforcement date	PF	
4.	The 3 stages:		
	<p>The project plan</p> <ul style="list-style-type: none"> • <u>Demolition</u>: covered in point 3 • <u>Temporary use</u>: <ul style="list-style-type: none"> • This is the period from demolition to the completion of the final project. The council anticipating this could take 2-3 years as we need time to develop a scheme and a sustainable community facility. The council will be talking to urban designers who will talk and work with the local community. • The council will need to consider and look at the broader context of what's happening on the estate, i.e. ATRMO advised that they are planning a gym elsewhere on the estate which is positive news • The council wants to ensure that the site is as much as possible protected from ASB and find the best temporary use • <u>New Homes with Community Facility</u>: <ul style="list-style-type: none"> • The council will employ an urban designers company to come up with a creative design and viable scheme which provide new homes and a sustainable community facility. When the council is picking the urban designer it would be helpful to have a representative from this group to be involved in the process to get a local perspective • The RMO expressed the community facility is key to this estate as: <ul style="list-style-type: none"> • They get a lot of ASB but it's not from youths on this estate, • "Our youth have nowhere to go as there is nothing on the estate – there are skilled residents who are willing to help the youth gain certain skill sets" • RM pointed out the future community facility needs to consider the senior members of the community. It was proposed there should be They also need inter-generational projects where all the community can work together 		
	ACTION/S	LEAD	COMPLETION
4.1	Group member to be identified to be involved in conversations with architect/designer	PF	Sept/Oct 2017

5.	Suggestions for Temporary use		
	<ul style="list-style-type: none"> • Current thinking is to do something with the school as they may be able to look after the space. Other ideas are community food garden, some sort of study place, a mini zoo • Look at previous information and survey results to see what residents are suggesting on the estate to get ideas • The council can look at the building in consultation on the temporary use 		
6.	Engagement structures going forward		
	<ul style="list-style-type: none"> • This group would be the contact group dealing with the 3 strands: Demolition; Temporary use and new homes with community facility – agree frequency of meetings • Suggest quarterly meetings with identified block champions to put across resident views • Ad hoc newsletters with regular updates when needed (council and RMO) • Resident survey / questionnaire (there is currently one going round by the RMO) • Hold some exhibitions to present what the site may look like 		
7.	Next steps		
	<ul style="list-style-type: none"> • Get survey results from RMO • Agree engagement timeline and frequency of meetings • Begin process of planning applications for demolition contractor • Set a date for next contact group meeting – Sept 2017 • Feed in ideas for temporary use, look at other successful temporary uses in and around the borough 		
	Action/s	Lead	Completion
7.1	Agree engagement timeline and frequency of contact group meetings	ALL	Sept 2017
7.2	RMO to identify block champions to represent at meetings	CG/FH	Sept 2017
7.3	RMO to provide us with survey and results	CG/ FH	July 2017
8.	Date and time of next meeting		
	<ul style="list-style-type: none"> • First week of September – look at Monday (AM) or Tues (PM) • Invite James Aspher as a rep to all future meetings as Clare Neely is unavailable during the day. Will look at holding eve meetings if needed 		
	Action/s	Lead	Completion
8.1	Confirm meeting date	RA-P	July 2017