

# CENTRAL HILL RESIDENT ENGAGEMENT PANEL

Tuesday 1 September 2015: 18.30 – 20.00  
Upper Norwood Resource Centre, Central Hill Estate

## Attendees:

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| <ol style="list-style-type: none"> <li>1. Jonathan Croucher (JC) <i>Chair of Central Hill Resident Engagement Panel</i></li> <li>2. Karen Bennett (KB) - leaseholder</li> <li>3. Nicola Curtis (NC) - tenant</li> <li>4. Victor Hernandez (VH) - leaseholder</li> <li>5. Clifford Grant (CG) - leaseholder</li> <li>6. Lucy Pyne (LP) - leaseholder</li> <li>7. Tayo Richards (TR) - tenant</li> <li>8. Glen Searle (GS) - leaseholder</li> <li>9. Andrea Rose (AR) - tenant</li> </ol> | <ol style="list-style-type: none"> <li>10. Councillor Bennett (MB) <i>Cabinet Member for Housing / Cllr Gipsy Hill Ward</i></li> <li>11. Councillor Jenny Braithwaite (JB) <i>Cabinet Member for Environment &amp; Sustainability/Cllr Gipsy Hill Ward</i></li> <li>12. Julian Hart (JH) <i>LB Lambeth</i></li> <li>13. Fiona Cliffe (FC) <i>LB Lambeth</i></li> <li>14. Marcus Shukla (MS) <i>LB Lambeth</i></li> <li>15. Brendan Kilpatrick (BK) <i>PRP Architects</i></li> </ol> |
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1.	Introductions & Apologies	Action
	<p>Apologies received from David Taylor.</p> <p>FC was introduced to the group as the new Project Manager for Central Hill regeneration working 3 days per week. JH informed the meeting that each of the six regeneration projects had their own Project Manager; Lucia Deere has moved to South Lambeth full-time.</p> <p>The Chair advised that the agenda would be changed so that key regeneration items were discussed first.</p> <p>The minutes and Terms of Reference would be considered outside the meeting – with a representative of the group to meet with FC.</p> <p>KB asked that the meetings be recorded. JC said this would change peoples input and would hinder participation.</p>	<p><b>FC/VH/LP/JC</b> <b>Within 10 days</b></p>
2.	Indicative Timescale	Action
	<p>FC went through the timetable for key events for the group.</p> <p>The start of this process would be the receipt of the stock condition survey for the estate, which was should be available to the group by mid/end of September. This will include annonomised surveys from the different blocks. <i>(FC has subsequently advised the panel that there has been a delay in getting this information from Bailey Garner).</i></p> <p>The REP will meet to go through deliverable options in relation to costs, funding and meeting Lambeth's priority of delivering 'More and better homes', prior to estate wide consultation.</p> <p>VH stated that he thought that the number of sessions on the timetable would not be enough. These would be increased.</p> <p>.</p> <p>The consultation on the estate for deliverable options is likely to consist of 4 events on the estate. The dates and times will be considered by the Panel.</p>	<p><b>Meetings to be arranged.</b> <b>FC/MS</b></p> <p><b>REP group to meet to go through consultation</b></p>

	<p>Members of the group expressed concern over the earlier January consultation and felt that some questions were misleading. It was agreed that the REP would review consultation questions and give recommendations on the approach undertaken ahead of the next events.</p> <p>In addition NC stated that she would be looking to book the Day Centre on Lunham Road for a TRA-organised event.</p> <p>The Council will also have a communications campaign for all regeneration schemes</p> <p><u>Communications support</u></p> <p>Officers from the Council said that support could be provided for resident REP members. The photocopier is not on a lease and can be used by the group.</p> <p>VH requested if the group could have a Communications budget. JH said that this could be considered but would need to find out after the meeting.</p> <p><i>(The advice is that this will not be possible as it is LBL's responsibility to consult with its tenants, but the REP would be involved in how and when this is done. The Council is committed to consult with all its residents. The Council will fund residents with essential expenses in order to enable them to participate in the REP (for example, child care costs) or if they had to travel on behalf of the REP (such as attending meetings elsewhere). But Communications is a responsibility of the Council).</i></p>	<p><b>material All</b></p> <p><b>NC to contact Joanne Hall (Housing Management) about using the Day Centre</b></p> <p><b>JH to feed back re. communication budget for resident REP members</b></p>										
<b>3.</b>	<b>Reports</b>											
	<p>Technical reports would be sent to the group when available. There would also be 2 files left within the Resource Centre (one for REP use) where this information will be accessible.</p> <p>LC said there had been a delay in the group getting the information from LBL.</p> <p><i>The current status of reports is:</i></p> <table border="1" data-bbox="151 1556 1109 1736"> <thead> <tr> <th><b>Report</b></th> <th><b>Status</b></th> </tr> </thead> <tbody> <tr> <td><i>Bailey Garner – Stock Condition</i></td> <td><i>Outstanding</i></td> </tr> <tr> <td><i>PRP Tender Brief</i></td> <td><i>Given 26<sup>th</sup> Aug 2015</i></td> </tr> <tr> <td><i>Housing Needs Survey</i></td> <td><i>Given 26<sup>th</sup> Aug 2015</i></td> </tr> <tr> <td><i>Topographical &amp; Tree Survey</i></td> <td><i>Given 15<sup>th</sup> Sept 2015</i></td> </tr> </tbody> </table> <p>Where the Council will not release information a written explanation will be given to the Panel.</p>	<b>Report</b>	<b>Status</b>	<i>Bailey Garner – Stock Condition</i>	<i>Outstanding</i>	<i>PRP Tender Brief</i>	<i>Given 26<sup>th</sup> Aug 2015</i>	<i>Housing Needs Survey</i>	<i>Given 26<sup>th</sup> Aug 2015</i>	<i>Topographical &amp; Tree Survey</i>	<i>Given 15<sup>th</sup> Sept 2015</i>	<p><b>FC/MS Oct. 6<sup>th</sup></b></p> <p><b>FC/MS</b></p>
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<b>4.</b>	<b>Maximising engagement</b>											

	<p>JH informed the group that the Council would be fund the appointment of an Independent Resident Advisor. The likely scenario would involve a tendering exercise and REP members taking part in the evaluation process. The Resident Advisor would provide advice independently of the Council, have a knowledge of housing legislation and a housing background.</p> <p>This role will also consider consultation and communication through the group.</p> <p><u>Use of resource centre</u></p> <p>Resident members of the group requested access to the Resource Centre on a more regular basis. MS said that this would be possible but the office needed to be refurbished beforehand. The group stated that monthly use of the centre was not regularly enough.</p> <p><u>Representation</u></p> <p>JB expressed concern about the REP in terms of the proportion of tenants and leaseholders (the estate is 70:30) and ethnic breakdown. (Representation had been agreed at the June meeting, based on 5 representatives from both groups).</p>	<p><b>REP to be updated regarding the process &amp; timetable</b></p> <p><b>MS to update the group on the status of refurbishment and feed back re. use of venue</b></p> <p><b>LBL to try and get representation to fill vacant tenant position.</b></p>
<b>5.</b>	<b>Draft 'key guarantees' for Tenants and Leaseholders</b>	
	<p>If the redevelopment of the estate takes place the Council's guarantees are essential for Central Hill residents.</p> <p>It was agreed that the key guarantees contained within the Offer documents would be discussed with REP members at forthcoming meetings in the Resource Centre. NC expressed concern about the requirement for affected tenants to bid – this would be discussed at a future meeting with council officers. Feedback from these sessions would be shared with senior officers in the Council. JH stated that the final Offer documents would most likely be tweaked for each estate (rather than using the generic one for the entire programme).</p>	<p><b>Discussion on Tenant Guarantees on 8 / 9 / 2015 and 15/9/2015 for Leaseholders.</b></p>
<b>6.</b>	<b>Issues regarding regeneration</b>	
	<p>JH mentioned that because of the use of an SPV – and sitting outside of the Housing Revenue Account – the Council would not be able to offer Secure Tenancies. Instead, Lifetime Tenancies would be offered; these would be very similar to existing Council tenancies however the <i>Right to Buy</i> and the <i>Right to Manage</i> would be removed.</p> <p>Communication on this was essential. This was a key concern for residents and a full discussion would need to take place in relation to its implications.</p>	<p><b>REP discussion to take place. Date to be confirmed.</b></p>
<b>7.</b>	<b>AOB</b>	

	<p>TR said that the REP had to be objective, and listen to the issues raised - &amp; answers.</p> <p>It was important for residents to know what might happen to them.</p>	<p><b>All</b></p>
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**Date of next meeting: Tuesday 6th October – 7pm**