

Westbury Estate REP Minutes 27/10/2020

<p>Attendees</p>	<p>Alan Mesure (AM) – Chair of REP (Resident)</p> <p>Jenny Gordon (JG) – Resident</p> <p>Brian McClure (BM) – Resident</p> <p>Kim Daley (KD) – Resident</p> <p>Alice Orr - Ewing (AOE) – Lambeth (Estates Transition Manager)</p> <p>Dionne Breedy – Anderson - Lambeth (Resident Decant Officer)</p> <p>Cllr Linda Bray (C. LB) – Lambeth (Ward councillor covering Westbury Estate)</p> <p>Peter Smith (PS) – (Homes for Lambeth) Resident Engagement Officer</p> <p>Margaret Amadi (MA) – Homes for Lambeth (Resident Engagement Officer)</p> <p>Howard Mendick (HM) – Newman Francis (Independent Adviser)</p> <p>Daisy Banfield (DB) – Newman Francis (Project Worker)</p>
<p>Apologies</p>	<p align="center">None</p>
<p align="center">Summary</p>	
<p>Introduction given to guest (AOE) and new Resident Engagement Officer (PS).</p> <p>(MA) Will be going on maternity leave and will return in May/June 2021</p> <p>Previous meeting minutes sent out prior to meeting. No objections. Minutes for the meeting on 7th September 2020 agreed by the panel.</p> <p>Panel went through the terms of reference for the REP panel operation protocol. Composition of the panel highlighted.</p>	

Panel members: 1 Chair, 7 Council tenants, 3 Homeowners, Ward councillors, Independent advisers, Consultants (Where relevant).

Standby Panel Members: 3 Council and 2 Homeowners.

Issues: The appointing on the chair states that it should be a ward member as chair, elsewhere in the document it states that the chair can be chosen by the panel.

(C. LB) Having a ward member as the chair may be a conflict of interest.

Panel have agreed that the chair should be chosen by the panel. Issue will be raised and the information will be amended to reflect that the REP choose the chair in all areas of the document. Overall the terms were deemed reasonable.

Residents advised that they will need to sign by the end of the year to remain on the panel, residents will be sent an updated protocol.

Feedback on the questions raised in the past meeting

Feedback: Residents would like more information on – Specific guarantee's – Key guarantees (Lead by the new local lettings plan). Local Lettings Plan (LLP).

Residents informed that the local lettings plan has been redrafted but not yet signed off, they will be given a copy of the plan once agreed.

Residents: Wanted to know if the document is generic or if it is specific to Westbury and their agreed terms.

(AOE) – The document is localised but not necessarily estate specifics. Will look into what is present in the draft LLC and is willing to create a Westbury specific LLP to reflect promises agreed for Westbury and clarify the points raised.

Residents: Wanted to know the order of demolition of the blocks after phase 1, this will help them know if they can stay in their properties for the build of phase 2 instead of moving into phase one immediately.

(AOE) – Will work with HFL and internal teams to identify the order in the master plan to provide some clarity in the operation within the wider estate. The mix of tenure is also relevant to this in relation to availability and timeline for vacant possession. Will go back and discuss with the teams on the wider masterplan and update the panel with this information.

(C.LB) – Timescale is important as it is relevant to the resident's future plans. The AST tenants moving in show that Allington is not likely to be demolished over the next year.

(MA) If residents have already been pre - allocated a property in phase1 but decide to stay in their homes after receiving the timeline, will they still have to move in or can they withdraw their acceptance and wait?

(DBA) – Residents on and off the estate that have been pre allocated can decide not to go forward at that stage until the property is confirmed. The specific allocation number will be given out next year.

If resident allocation criteria or preference changes, they will not be able to choose kitchen, they will receive default kitchen.

If there is a change to the residents' household composition before the allocation, they can accommodate the change within the allocation assessment. If the change falls after the resident is due to move in they would have to keep their allocation and get a new needs assessment. Change in need has to be shown before the properties are ready. If the timings of the new allocation is too short Residents to keep (DBA) up to date on their intentions.

(MA) Will the tower block residents also be considered for pre-allocation?

(DBA) – Currently taking names of overcrowded residents in the towers who wish to register their interest for the new development. Start moving forward and making contact in the new year.

Further queries:

1. Will there be sprinklers in the building?

Confirmed that both buildings will have sprinklers in the communal areas.

2. Car Parking-what decisions has been made?

No decisions have been made during this phase – Ongoing issue. Estate parking remains suspended.

3. Will the properties have showers?

This will be dependent on the property type, some has baths some have showers and some have both. If residents send their specific plot to us we can compare it to the plans and let residents know.

4. When will telephone lines and satellite be connected?

St James are currently doing the internals, once the internals are completed the wiring will be completed inc phonline ports. Satellite will be communal.

5. Will there be refuge chutes on each floor?

There will not be any bin shoots in the developments due to health and safety (Fire risk). Tenants will have to take rubbish down to the bin store.

6. when will the netting and scaffolding come down?

The scaffolding will start coming down on once block at the end of this week but it is weather dependant, it will come down gradually over the next 8 weeks. All scaffolding should be down on site C2 by the end of the year.

7. How many lifts will be on each floor?

There will be once lift but it will be wide enough for a wheelchair. LBL recall there being 2 lifts – HFL to look again and feed back to the panel.

8. How many shops will be planned into the construction?

4 Commercial units will be at the bottom of one of the developments.

9. When will you know the full postal address?

St James have been informed of the building names – Awaiting information on the Royal mail submission and postal address.

Westbury Estate Other issues

Private tenants:

Private and AST residents have been moving on the estate. These properties are managed by an agent and Lambeth. Void works and repairs managed by HFL.

Some properties are advertised on the private market by HFL. The temporary accommodation and emergency are placed by Lambeth.

HFL will receive a list from our AST team and can update residents on when new properties are due to be renovated.

(HM) – What rights do the residents acquire once placed on the Estate?

HFL offer 1 year AST tenancies, rights given are to the extent of what is in the agreement.
HFL to clarify.

Temp accommodation residents are housed by Lambeth. **Lambeth to clarify.**

Funding for the rest of the phases:

(MA) Although the GLA funding application for Westbury was withdrawn, it was a joint agreement with HFL and the GLA.

HFL will fund development through their sales capital and other reserve. Regeneration of the estate will still be going ahead.

(C. LB) HFL could also approach the council to fund regeneration through their capital funds to be used in the short term.

(HM) Interesting topic that can be explored in more detail with more information, and as a panel we should look at the financial viability of the future phases.

(MA) we will gather more information and explore this at the next REP meeting.

ASB:

Complaints about groups of youths throwing rocket fire works at resident homes, oncoming cars, and the new development.

The community safety team have been informed but need specific times to increase patrols. Residents informed that it happens between 6:30 – 9:30pm then it starts again from midnight onwards.

Happens near the furniture shop between Ilsey Court and Allington court.

HFL to update the safer neighbourhood team.

Fly Tipping:

Fly tipping happened near the bins and near the furniture shop. AST team reprimanded their sub-contractor who dumped carpet.

HFL working with Lambeth to sort out the rest of the rubbish left.

New development walk through

Provisional date set for the 4th December 2020 12pm till 3pm. St James will confirm once they have confirmed that health and safety element will not be an issue. Residents will need to have hard hats, steel boots and high visibility jackets, PPE.

Residents will only be visiting one apartment type.

There will be 3 one-hour groups (2 Staff and 3 residents) – Cllr Bray and Cllr Bennett invited to the 1st and 2nd sessions.

Limited number of residents can attend – Will be panel residents and core group engaging with HFL

Residents on list: AM, KD, BM, JG, M (2 more residents identified)

For those who cannot attend we can film footage and do a 360 video.

HFL will chase St James back for feedback on health and safety

Employment and Social inclusion

Apprenticeships: We are offering 7 apprenticeships starting in the new year.

Comms and Marketing, Executive, Finance, Housing, HR, IT, Resident Engagement x2

If residents, their family or friends from Lambeth are interested they should get in touch by Friday 30th October 2020. Call or email me or email Eamonn@homesforlambeth.co.uk

Money matters:

Residents can register their interest in the Money matters course being run by Lambeth which covers money management, debt and signposting to services. Course will be run in November and January 2021. Information will be sent to the panel.

Digital Inclusion:

Residents to let MA or PS know if they are interested in the digital inclusion scheme.

Drop in:

Drop ins still active and will be themed.

Speaker	(DB) (HM) – Westbury Estate Independent Adviser Support
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(DB) discussed Newman Francis Activity on the Estate.

- The service has continued with their outreach activities, visiting estates, and calling residents.
- Newman Frances will also be producing a newsletter in November 2020
- Will conduct a needs survey to get an idea of the current resident issues around the estate and capture views.
- Will liaise with tower block residents.

(HM) Residents will need updating and clarity on their service charge and rent in new development.

(MA) New tenancies have not been agreed – Issue to follow up on and feed back to Newman Francis and residents.

(HM) Residents will also need to know their council tax banding asap.

HFL to follow up on the service charge, rent and council tax information and feed back to the REP.

Any Other business

Hub works are ongoing.

Residents informed that LBL are in the process of sealing up the old supply cupboard has officially been sealed off.

An interim chair will chair the next meetings until a new chair has been found.

Westbury Estate newsletters will be sent out in December 2020

Next Meeting: 24th November 2020