

**Westbury Estate REP Minutes 12/08/2020**

<p><b>Attendees</b></p>	<p>Alan Measure (AM) – <b>Chair of REP (Resident)</b></p> <p>Jenny Gordon (JG) <b>Resident</b></p> <p>Brian McClure (BM) – <b>Resident</b></p> <p>Kim Daley (KD) – <b>Resident</b></p> <p>Lyn C (LC) – <b>Resident</b></p> <p>Kevin Otchere (KO) - <b>Resident</b></p> <p>Cllr Linda Bray (C. LB) – <b>Westbury Ward counsellor Lambeth</b></p> <p>Yesir Ali (YA) – <b>Homes for Lambeth (Development Manager)</b></p> <p>Margaret Amadi (MA) – <b>Homes for Lambeth (Resident Engagement Officer)</b></p> <p>Dionne Breedy – Anderson (DBA) – <b>Lambeth council (Resident Decant Officer)</b></p> <p>Howard Mendick (HM) – <b>Westbury Estate Independent Adviser</b></p> <p>Daisy Banfield (DB) – <b>Westbury Estate Independent Adviser Support</b></p> <p>Bruce McRobie (BMR) – <b>Lambeth Council (Estates Transition Manager)</b></p> <p>Eamonn Lorimer (EL) – <b>Homes for Lambeth (Social Investment programme Co-ordinator)</b></p> <p>Filipa Baptista (FB) – <b>Homes for Lambeth (Social Inclusion Intern)</b></p> <p>Wendy Bohan – <b>Homes for Lambeth (Social Inclusion Programme Co-ordinator)</b></p>
<p><b>Apologies</b></p>	<p align="center">None</p>
<p>Previous meeting minutes sent out prior to meeting. No objections. Minutes for the meeting on 7<sup>th</sup> July 2020 agreed by the panel.</p>	

<b>Speaker</b>	<b>DBA – Lambeth Council Decant Officer</b> Feedback on the questions raised in the past meeting
<p>Lambeth’s allocation of properties will be based on housing needs. Will be issues housing residents with a three-bedroom need. Neither block has a 3-bedroom apartment in surplus.</p> <p>Tower block residents may be offered accommodation, but further allocations will be based on the surplus of properties after the low-rise residents are housed and the housing need of the tower block residents.</p> <p>So far, the surplus works out to be</p> <p>7 (One-bedroom properties)</p> <p>5 (Two-bedroom properties)</p> <p>2 (Four-bedroom properties)</p> <p>Currently waiting for the already drafted local lettings plan to be signed off before the needs of the tower block residents can be assessed.</p> <p>Decanted residents have been allocated their properties – DBA will contact resident (BM) directly to discuss specifics of his allocation.</p> <p>Letters will be sent out to other residents in the next week with an allocation update.</p>	
<b>Speaker</b>	<b>YA - Homes for Lambeth (Development Manager)</b> Update on issues raised at the last meeting
<p><b>Site C2</b> – Ground floor properties are away from the flood risk zone</p> <p>Simple format for the apartment design has been asked to be provided by St James – St James only have the version already sent to the residents.</p> <p>No Marketing designs but can also look into getting this done in a simple way inhouse.</p> <p><b>Resident feedback:</b> The important element of the plans are the room sizes. They need to be easy to work out how big the room sizes are to allow residents to know if their current furniture will fit into the new home. Residents would like the dimensions of the rooms in feet and make it easy to understand.</p> <p><b>(YA)</b> – Certain that the current dimensions can be converted but it is important to note that the contractors has the freedom to deviate from the dimensions as shown in the floor plan to an extent.</p> <p><b>(DBA)</b> – Willing to share the floor plans she has showing the length and width of the room.</p> <p><b>Service charge: (DBA)</b> Has not received feedback from services in relation to service charge, once feedback is given, this will be shared with the panel.</p>	

**(YA)** – It is important to take into account that there is likely to be a lower initial service charge due to the 2 year defects period which will absorb the service charge cost in the first instance.

**Sunlight in ground floor apartments:**

Resident **(AM) (KD)** – Ground floor flats are facing North and are not receiving sunshine (Design fault). Although they will receive daylight, they will not receive sunshine. Demolishing surrounding rises will not work.

**(YA)** - Some time has passed as we are at a stage where the planning has been approved and not much can be done. These objections should have been made at the planning stage of the process.

**Resident feedback: (AM)** Plans were not initially provided and they had been asking for the plans for some time. The issues with the design were identified quite late in the day due to this.

**(YA)** – Residents should have been consulted at planning stage. Will look into this.

**Demolition:**

**Resident:** Which block will be coming down next?

HFL need to wait for the next stage to be commissioned before the next block is demolished. HFL to look into the masterplan and feed back to the REP.

**Moving Phases:**

**(MA)** – After speaking with Lambeth, once residents move into phase 1 they will become HFL residents and will no longer have a housing need to move.

Phases are allocated by nomination and residents already housed may not qualify for a nomination to another phase. Residents should consider waiting or moving temporarily whilst the construction of the later phases is going on and move back once the other phases are completed.

**(AM)** – This was not what was promised to the residents at the outset. Tenants were promised that they could move into phase 1 and then move again into properties in other phases once built if they are not happy with their property.

**(MA)** – Explained what was fed back by the council and have responded with the council's position on the matter. Unaware of what was initially promised.

**(HM) (Cllr. LB)** – Both recall this promise being made to the residents in previous meetings.

**(AM)** – Residents worrying because they were told something at one stage and now they are being told something new. Over the 6 years of being consulted they have always been told that they can move between stages.

**(MA)** – Feeding back the current position and although residents may now be happy with new information it is important to be amicable as objections to what has been fed back can be investigated. Will look into what has been raised in the meeting, discuss the issue with Lambeth again and feed back to the REP.

**Other building queries from residents:**

Will the ground floor gardens be paved?

Will there be fitted units and wardrobes in the apartments?

**(MA)** – To be confirmed, queries will be looked into.

**Actions**

**(YA):** To look into to producing and feed-back on the inhouse room dimension conversions in easy read format or provide converted room dimensions figures based on the current plans.

**(YA/MA):** Find out if residents were consulted and shown plans at planning stage.

**(DBA):** To provide floorplans she has if different to plans already provided i.e Easy read version.

**(DBA):** Update on service charge when the information becomes available.

**(MA) To find out:**

- Which block will be demolished next?
- Will the ground floor gardens be paved?
- Will there be fitted wardrobes and units in the apartments?

**New Building names update**

**(MA)** – Issues were raised by some residents in relation to the amount of residents involved in the choosing of the names and the number of residents when the panel made their decision.

All residents were given the opportunity to participate but the feedback has been taken into account. Alongside the names that were already chosen by the residents who got involved, HFL has also decided to do an online vote for residents to choose names provided. Names will also be voted for at the Estate roadshow.

Building names will follow a theme of people that were born in or lived in Lambeth that have made a great contribution to their field.

The names will be chosen by HFL based on the above theme and the residents will vote on the final names online and at the roadshow and can also suggest names now.

**Resident (KD):** The name Westbury is important to the community and would not like the name and its history to be lost as part of the regeneration and would like to see a building named after the estate to maintain the memory.

**Resident (Other):** The estate may keep the name Westbury Estate although the new blocks will be renamed. If the estate remains Westbury, the block name can be other.

**(MA):** Find out of the Estate will maintain its name – If so, Westbury will not be considered as a block name. 7 Blocks to name.

No issues with the name choosing.

#### **REP - Protocol**

REP protocol sent around to new members to look at. Protocol will be the process that is used to run the panel.

**(AM)** – Residents were not consulted in the drafting of the new protocol, happy with the informal way the meetings are held and there was an original protocol in place.

**(MA)** – Current protocol are the rules in which I will be governing the meeting and I am happy for residents to raise areas they are unhappy with or suggestions in relation to the protocol.

Have not seen the old protocol.

**(HM will send a copy of the former protocol to MA)**

**(MA)** Would like to recruit new members to the panel based on the composition as seen in the protocol. Would like assistance from the chair and other rep members with this. Asked to send an email if interested in assisting with the recruitment of the new panel. Residents can get in touch if they would like to assist with recruiting new panel members.

**(AM)** Will be stepping down as the chair and would like to recommend a replacement. Protocol says the chair has to be a ward member.

**(MA)** The new chair can be a resident and can be chosen with the approval of the panel. Would like the current chair to assist us in the process of finding a new chair. A separate meeting will take place for this process to start.

**Resident information:** The majority of the residents in the low rises have moved on, there are mainly tower block residents left on the estate.

#### **Westbury Estate 'Better futures roadshow'**

**(MA)** – Purpose of roadshow is to introduce HFL and the resident engagement team to the estate and promote the services we offer to the residents.

**(EL)** – It is a chance for Homes for Lambeth to find out what the residents want and deliver. Also offer avenues to employment and training to local residents in line with section 106 obligations. This will give us a chance to meet the residents and promote this to them.

We also have well-being workshops that residents can get involved in.

**(MA)** – Many residents have come and gone – Residents do not pick up calls and respond to mails and this can ensure that we hear from and engage more residents.

**(DBA) (HM)** – Can provide numbers of residents she is in contact with in line with data sharing.

The roadshow will be taking place on 25<sup>th</sup> August 2020 1pm till 5pm.

**WB - Homes for Lambeth (Social Inclusion Programme Co-ordinator)**

Update on Social Inclusion activities

**Digital Inclusion:** Workshop for vulnerable or isolated residents. Group sessions put off till September, still offering one to one sessions as people are at different stages. 2 hours per person.

One to one sessions on offer to other residents that wish to participate. The pilot has been expanded and there will now be up to 20 tablets available for the scheme instead of the initial 10.

**(WB)** Would like to thank **(Cllr. LB and HM)** for assisting with getting residents in need involved in the scheme.

Get in touch with **(WB)** if you know of any more residents that are willing to get involved.

**Yoga:** Currently being done by phone – Gentle chair yoga. Participating residents have fed back to express the good outcomes and improvement to their health conditions after taking the sessions. Open to everyone.

**CCW – Computers:** Caper will be present at the roadshow to fix problems with residents phones and Laptops. Residents can pop along with their items for help.

**EL - Social Investment Opportunities Available to residents**

Update on current and up and coming opportunities

- Live construction jobs – Labourer, Brick Laying, Dry lining.

Brick layers will need some experience

Dry lining will require a CSCS Card

**If anyone knows Lambeth residents interested send their CV to EL by Monday 17<sup>th</sup> August 2020 or get in touch with EL.**

**Virtual job workshop:** Will be recruiting for residents who are interested in getting involved in construction. Not just the labour side, any area of construction from labouring to design. Workshop will provide advice, CV assistance, guidance and tailored job opportunities and apprenticeships.

Construction opportunities should already be offered to residents with the 106 process and HFL are keen to prioritize HFL residents first to ensure that they benefit further from the regeneration.

**HM and DB - Independent Advisers**

Update on work being done on the estate.

- Conducted an estate visit.
- Working on Westbury and have recently been speaking to residents finding out their queries and answering questions they may have.
- Ring around done to get in touch with Westbury residents.

- Would like HFL to clarify what in what way they would like them to work with residents in Temporary and private accommodation as well as the tower block.

**(MA)** Many new residents on Westbury Estate – Temp and tower block residents being left out. Would like to involve them with engaging with the service and participating in well-being activities.

**Any other business**

- Many empty properties on Westbury Estate – Being filled with temporary accommodation residents. Properties are being renovated with new heaters and boilers – Is this being done so that new residents can move in?

**(MA)** to find out if properties are being re-let and the surrounding information on this process.

- Residents would like feedback on what was there before Westbury Estate – The history of the Estate.
- Residents concerned about the drug dealing and anti-social behaviour by Allington Tunnel. Those responsible for ASB have broken the boards placed there. Can hear arguing and screams. Issues above also happen during the day.

**Resident:** Informed Lambeth who are aware of the issues – Boarding up with wood ineffective.

**(Cllr LB)** will re-raise issue with Lambeth and advised panel to also speak to the local police if resident is happy to do so.

**(MA)** to also follow up on the matter.

**Next meeting**

Informed that the next meeting will be online.

Next REP meeting 7<sup>th</sup> September 2020