

Westbury REP Meeting
Tuesday 28 January, 6pm – 7.30pm
7 Fovant Court, Westbury

Attendees:

Vicky Nunns
 Brian Varney
 Kevin Otchere
 Ray Tedman
 Alan Measure
 Kim Daley
 Jenny Gordon
 Shanay Gordon
 Rolanda Norman-Gay
 Cllr Linda Bray – Clapham Town Ward
 Howard Mendick – Newman Francis
 Abdi Duale – Homes for Lambeth (HfL)
 Simon Williams – St James

1.	<p>General update:</p> <p>Howard Mendick updated the REP that Abdi Duale had joined HfL as the new resident engagement officer for Westbury</p>	HW, AD
2.	<p>Construction update:</p> <p>Simon Williams from St James attended the meeting to update residents on the progress of the construction work. He explained that there were problems on site 1 around the basement and that they were delayed in completing laying the first slab, a change on contractors during the process also contributed to the delay.</p> <p>Residents mentioned they were content with the construction work and how it has been managed. Alan praised a member of staff for helping his mother. Simon said the team were always approachable and happy to answer questions from residents.</p> <p>Simon also mentioned a newsletter had been circulated to residents. A request was made the newsletter is put on the website.</p> <p>Several residents asked questions, here are the questions and answers:</p> <p>Is the construction work on course to finish by October 2020? Unfortunately, not, St James has updated HfL with a revised timeline, construction is expected to conclude January or February 2021. Abdi agreed to circulate the new timeline in the next newsletter.</p> <p>How quickly can residents move into the new homes once the construction is completed? St James will hand over the buildings to HfL in Jan/Feb 2021, HfL will then need to set out how long it will take for residents to move in.</p>	SW

	<p>Will the new heating system be installed in the basement of the new buildings? St James will construct the frame for the heating system, however this will be for the future phases, all of the homes in the buildings currently under construction will have their own heating system for the interim, with a view to switch over to the main heating system once all of the phases have been completed.</p> <p>Is the building going to be predominantly brick? Yes, there will be elements of aluminium.</p> <p>Will the buildings be sound proofed, have sufficient insulation and double-glazed windows? Yes, all homes will be sound proofed, the insulation will be Rockwool which is a standard for the industry and every window will at least be double-glazed.</p> <p>Are you employing local resident? Yes, St James has now employed seven residents.</p> <p>Why were there delays? Change of concrete contractors during the construction of the basement resulted in the delay.</p> <p>Is it usual to change contractors after starting? No, it's not usual, however, in this case it had to be done.</p> <p>Will St James do the future phases? HfL will put the future phases out to tender, St James is also a developer so might be constrained. There are good contractors and HfL will decide in due course.</p> <p>Can an open day with St James's be organised and a visit to the site? Yes, St James is always happy to do events with residents. The sites are currently not safe for residents to visit but when the scaffolding is up (June/July) we can organise a site visit for residents.</p> <p>Do you have security on site? No, but there is a 24-hour CCTV monitoring the site. A resident mentioned that someone has been walking around the site with a torch at night, Simon mentioned that the CCTV was monitored off-site and any concerns were reported to him.</p>	
3.	<p>Upcoming residents meeting:</p> <p>Howard explained the purpose of the meeting on Feb 19, he proposed we bring food and invite residents to come together for a chat. Abdi agreed to order pizza and asked for rep members to contact him with any requests</p>	HW
4.	<p>Locality Survey:</p> <p>Abdi talked about the social investment survey that was being carried out across the six estates. He mentioned that were different ways of filling out the survey, including a drop-in session that will be hosted on Wednesday 12 February. Residents were notified by letter.</p>	AD
5.	<p>Any other business:</p> <p>Residents enquired about re-establishing a TRA on the estate to keep the community together. Cllr Bray mentioned there was an officer who can help. <i>(Abdi has contacted the officer and she has agreed to attend the REP meeting on 22 April).</i></p>	All

	<p>Residents mentioned that they would like to see more engagement and newsletters on the estate to support throughout the construction period. Comments were also made about consulting more with leaseholders and other residents. Abdi agreed and reassured residents that his appointment would mean more engagement and activities as well as a bi-monthly newsletter. Howard suggested hosting a monthly coffee club for residents. Abdi said he'd go back and explore the idea and email the REP with more details.</p> <p>Residents also asked for images of what the estate will look like once completed to reassure residents about the changes to the estate.</p> <p>Further questions were asked about the Local Lettings Plan, main questions were:</p> <ol style="list-style-type: none"> 1. <i>Why should leaseholders who want to stay must put their 10% home loss payment into the new build.</i> Abdi mentioned that this was a question for the council and would ensure a response is provided to residents. 2. <i>Can residents who are due to move from the rear of the estate (near the park) into the new blocks on the main road move back after the final phases are completed?</i> Abdi mentioned that this was once again a question for the council and that he would ensure a response is provided. 3. <i>Will residents in the tower block be prioritised for the remaining homes in the new build?</i> <p>Howard mentioned that the council would be starting to have one-to-one meetings with leaseholders and that he'd follow up to confirm the dates.</p> <p>Some residents mentioned that they would like to know when residents are moving off the estate to say goodbye, Abdi mentioned due to data protection they couldn't include this in the newsletters but was happy to explore other ideas.</p> <p>Residents from the Tower blocks who were currently bidding for the new properties were asking what their chances were, Howard explained the process.</p>	
<p>6.</p>	<p>Future Meetings:</p> <p>It was agreed that REP meetings would be held every six weeks and on Wednesdays.</p> <p>Upcoming meetings:</p> <ol style="list-style-type: none"> 1. Wednesday 11 March 2020 2. Wednesday 22 April 2020 	<p>AM, AD</p>