

**Westbury Estate REP Minutes 07/07/2020**

<b>Attendees</b>	<p>Abdi Duale (AD) – <b>Homes for Lambeth Communications and events officer</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>Resident Decant Officer, LBL</b></p> <p>Bruce McRobie (BM) - <b>Interim Estates Transition Manager, LBL</b></p> <p>Howard Mendick (HM) – <b>Westbury Estate Independent Adviser</b></p> <p>Simon Williams (SW) – <b>St James Construction</b></p> <p>Cllr Linda Bray (C. LB) – <b>Local Councillor</b></p> <p>Eamonn Lorimer (EL) – <b>Social Inclusion programme Co-ordinator</b></p> <p>Jenny Gordon (JG) – <b>Resident</b></p> <p>Wendy Bohan (WB) – <b>Social Investment Programme Co-ordinator</b></p>
<b>Apologies</b>	<p>Brian McClure - <b>Resident</b></p>
<b>Speaker</b>	<p align="center"><b>SW – St James Construction</b> Updating on the progress of Westbury Estate’s construction sites.</p>
<p><b>Site C2 – Most progressed</b></p> <p>Contractor worked throughout COVID 19 – Staggered employee attendance in line with government guidelines.</p> <p><b>Works update:</b> Frame of the building completed – Building is wrapped in scaffolding – Façade is going on the building as well as the windows, doors and internal walls.</p> <p>St James will be taking down the tower crane around 20<sup>th</sup> July 2020 – Will cause some noise and disruption.</p> <p>Notices will be put up for tenants by St James about this closer to the time. Request made for the information to be put in the Newsletter if there is time.</p>	

**Site 1 Building E – Works going well**

Roof slabs have been cast – 95% of concrete blocks in place including the internal stairs.

Crane will be coming down on this site – A notification will be sent to tenants before crane is brought down.

CP Board in place – Waterproofing in progress.

In the process of drainage works

Next stage is scaffolding, cladding, installing windows and dry lined walls.

**Response**

**(EL)** What is St James doing to recruit local people to work on the regeneration sites in line with section 106 process?

**St James response:** Yes - St James have recruited local people through local agencies. Recently recruited staff and apprentices in construction and traffic management.

Request made for St James to also work with Homes for Lambeth to create opportunities for people living on the estates.

St James to liaise with (EL) through (MA) and (AD) regarding future opportunities and put Homes for Lambeth in contact with the local agency that assisted this recruit.

**New Building names update**

**Name suggestions:** Khadambi Asalache, Mary Seacole, Florence Nightingale

**Agreed:** REP has agreed on Khadambi Asalache for one building.

**Feedback:** Florence Nightingale’s presence is significant in the borough. Mary Seacole has a building and some places named after her in the borough.

**Suggestions: (EL)** Combining both names to make Seacole Nightingale court.

**Feedback:** Agreed by the REP – Suggestion must be approved by the commission. HFL will feed back to the panel on the outcome of the name approval.

**HM - Independent Adviser Feedback**

- Would like to know if face to face meetings will resume – in line with social distancing i.e small meeting outdoors or a space located in Aylesbury Tower. We could feed back to those who could not attend the meeting.

**Response:** The next few meetings will be online, but we will be looking to when face to face meetings will start – Feedback to the REP when we know more about how the meetings will operate in the near future.

(HW) has been checking in with residents in the low rises – Some residents need extra help.

Tenants are happy with construction – Contractors doing a good job. Some issues arising such as; parking and dust.

- Tenant would like to know if they can move into a different phase than the one that they were allocated, phases in quieter areas of the estate such as the parks.

**Response:** Previously agreed – also dependant on suitability and availability within the phases. Phase 1 is already commissioned. Phase 2 and 3 not yet commissioned.

- Tenants are also waiting for the drawings for the layout of their flats and would also like to know if they have an open plan or separate kitchen and sizes of properties.

**Response:** (YA) – Has provided the drawings to HFL and will get the drawings to the residents via HFL.

#### **Landscape of development – Old fountain**

- Update wanted on if the old fountain is still be included in the design of the estate. Current fountain not working but is also estate heritage.

**Response:** (YA) The fountain is still part of the design but as Phase 2 and 3 have not been commissioned. Currently recruiting a landscape architect to see what the landscape design will look like and the layout is being investigated.

- Will residents be able to influence the design of the new fountain?

**Response:** Residents will be able to influence the fountain design through the REP plus a third-party consultant.

**Other:** Although the fountain does not work – Cllr Bray can get in contact with Cllr Haselden who may be able to assist with liaising with the original fountain developers located on Wandsworth road – This will help with getting them in contact with the landscape architect and design team for the workings of the fountain to be looked into.

#### **Other updates on progress and resident participation**

**Westbury Kitchens event:** Event went well, was socially distanced, tenants attended via timeslots.

**Local Lettings plan:** Plan drafted – Once signed off it will be circulated to the REP. Plan to be circulated before the next meeting.

**Unit info and allocation:** Opportunities for the tower blocks not clear.

- Will phase 1 have suitable available 2/3 bed properties available?
- Will a list of bedroom sizes and amount of rooms in the units be available at the next meeting?

**Response:** (DBA) will look into this and also discuss with Bruce to provide an informed answer.

#### **WB - Social Investment Opportunities Available to residents**

- Providing six courses through the virtual college
- Yoga classes online
- Introducing a monthly counsellor/wellbeing activity
- Craft project – Proven therapeutic benefits – HFL will supply the equipment for participants.
- Supporting tenants to be informed about and complete a water rate discount form.
- Residents will also benefit from regeneration through Employment schemes, Apprenticeships with Estate contractors, Job ready training.
- Pilot project – Digital inclusion tablets plus tuition (2 spaces still available). Looking for recommendations/referrals.

**Response:** Independent adviser and Cllr have the same tenant in mind to be referred – Will benefit from the project to reduce isolation. IA to refer resident to Co-ordinator by before Friday 10<sup>th</sup> July 2020 as the project training starts on this date. (WB) also willing to contact resident directly to support resident onto the scheme.

#### **Any other business**

- (HM) Would like an update on the commercial property below the development – was due to be used for local businesses to operate. Would like an update on use of space. providing residents with clear, easy to understand drawings/images of the internal layouts of the new homes with room sizes also in feet and inches

a quick summary explanation about the 2 x 2 bedroom ground floor homes in the low-rise new block. Are the bedrooms on the ground floor? If so why, as it has previously been stated that there can be no ground floor bedrooms in the new development due to flood plain guidelines etc.

information about rents and service charges when available

flexibility about existing tenants in the low rises moving again into later phases if they would prefer too

clarity about what properties still to be allocated and whether there will be opportunities for overcrowded residents in the tower blocks to move into larger new build homes.

- Ward Counsellors also to be sent newsletters. Request made for previous newsletters to be sent to counsellors.
- If tenants cannot access the internet or call the meeting they can be rang into the meeting.
- Will secure tenants may be able to move into a later phase?
- Will overcrowded residents in the power be considered?

**Response others:** Movement of residents to other phases has been previously agreed.

**Response:** (DBA) Not sure what the layout, property type and availability will look like and the circumstances for each household. Initial housing needs survey needs to be conducted. Confirmed that secure tenants have the right to return and option to return depending. Once the initial cohort have been allocated the residents in the tower will be considered for an offer depending on household and availability. (DBA) will feed back at the next meeting.

- Is here information on rent and service charge?

**Response:** There is no information at present – John Knight is the key person to speak with. Will update panel when information is available.

**Next meeting**

Informed that the next meeting will be online.  
The meeting will take place in August.