

Westbury REP minutes – Monday 30th November 2020

Attendees	<ul style="list-style-type: none"> • Alan Mesure (AM) - Resident • Jenny Gordon (JG) - Resident • Kevin Otchere (KO) – Resident • Brian McClure (BM) - Resident • Kim Daley (KD) - Resident • Alice Orr – Ewing (AOE) -Lambeth (Estates Transition Manager) • Dionne Breedy-Anderson - Lambeth (Resident Decant Officer) • Angela Nanton - Lambeth (Resident Decant Manager) • Cllr Linda Bray (C.LB) - Lambeth (Ward councillor covering Westbury Estate) • Yesir Ali (YA) - Homes for Lambeth (Development manager) • Eamonn Lorimer (EL) – Homes for Lambeth (Social Investment programme Co-ordinator) • Wendy Bohan (WB) – Homes for Lambeth (Social Inclusion Programme Co-ordinator) • Peter Smith (PS) – Homes for Lambeth (Resident Engagement Officer) • Guy Sanderson – Liveability Estates Manager, Lambeth Council • Hilary Satchwell – Tibbalds • David Callaghan – CPC (Tibbalds) • Simon Williams – St James Site Manager • Ed Doherty - • Filipa Baptiste - • Howard Mendick (HM)- Newman Francis (Independent Advisor) • Daisy Banfield (DB) - Newman Francis (Project Worker) <p>Meeting chaired by John Morris (Independent Chair)</p> <p>Minutes taken by Daisy Banfield</p>
Apologies	None
Summary	
Feedback on questions raised in the previous meeting	
<p>Corrections from DBA</p> <ol style="list-style-type: none"> 1. residents pre allocated in the St James Block (phases 1) are still able to move off the estate, although guarantees to stay in the current homes cannot be made presently. This is something that is being considered but no commitments can be made at the moment. <i>(See further agenda items below)</i> 2. The allocation of property requirements for one resident was able to be changed. Correction or amendments to housing needs can be made if a suitable property is available although cannot always be promised. <p>Update on drawings</p> <p>Action – for YA to instruct St James to complete drawings and for Simon to supply length and width in ft and inches for room sizes.</p>	

Questions and requests for information for HFL/LBL to look into before the next REP meeting:

1. Question about how many lifts will be on each floor
2. Update on building names
3. Assured tenancies
4. Query over vacant properties being rented out by HFL, will this coincide with residents moving into phases one and how long will they be rented out for? AM queried that if they were to be rented out for 2 years or more would residents not be able to stay in their current homes? HFL to look into this. *(See DBA's comments above)*
5. Council tax, rents and service charges in the new homes – this is a priority for residents

Westbury Estate- Phase 1 Development Update (Yesir Ali, HFL Development Manager and Simon Williams, St James)

Simon- development update

Building C2

- Completion of most of the brickwork, apart from the hoist runner
- Cladding complete to level 4
- All kitchens installed, bathrooms progressing well and boiler room installation to progress

Building E

- Brickwork almost to the top
- Drylining and levelling progressing
- Internal doors and floors fitted
- 1st stage of cladding installation starting
- Lifts complete
- Building now watertight

Due to be finished completely by Spring, around May 2020

Action:

YA- Update on drawings, HFL to instruct St James to complete drawings.

Digital Inclusion project – Wendy Bohan

WB – classes have started with initial support for residents flagged up previously.

Action: Howard and Wendy to discuss further and look into contacting residents by post.

Phase 2 update, speaker: Hilary Satchwell

Key points from Hilary's presentation:

- Reserve matters applications for Phase 2 currently being progressed.
- Outline planning application went to planning committee.
- There will be 280 new homes in the future phases.
- More detail on design, appearance, and landscaping details to follow.

Updated phasing strategy:

Phase 2 to include the whole of Isley Court and Welford Court, blocks A1,A2,C1 and C3. In the outline application up to 270 homes can be built, about 120 homes will now be in phase 2.

Questions:

KO- Will the planning application need to be approved by the GLA?

H- No, as the plans are for the building to not be more than 30 meters tall and will be for 120-150 homes.

KO- At what stage does the planning of interiors start?

H – Reserve matters application to be submitted next Spring. They expect to be talking to residents in January/February about the future phases, with more details of building interiors to follow in late Spring.

Action: YA to update on timescale of later phases and demolition order of current homes at Westbury.

Action: Hilary to feedback with more clarity on layout questions in the New Year, including layout of 1 beds and HFL design guide.

Westbury REP protocol amendments – Peter Smith

The REP protocol has been agreed in principle.

The question surrounding the chair has been amended.

Recording of minutes electronically using Google transcribe to be agreed.

Action – PS to send out draft copy to all residents so they can send back agreements.

LBL Updates Decants/Buybacks

- Decants/Buybacks/

-Neighbourhood Management

- Local Lettings Plan

(Dionne Breedy-Anderson)

Speaker	DBA
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Most residents who are on the estate would like to remain at Westbury. Some residents have taken up the offer to move back to the estate after the phases are complete. HFL and Lambeth council are also looking at residents in the tower blocks with a view to moving some households into the new homes. HM added that NewmanFrancis had been pushing for this for several years and good that some households in the towers will benefit from the regeneration.

Speaker	AOE
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Ideally residents would move into Phase 1.

Once phasing dates are confirmed definitive decisions can be made on whether it is possible for residents to stay in their current homes until they can move to Phase 2.

Action: AOE to circulate Local Lettings Plan.

Resident engagement update HFL – Peter Smith

HFL working on the Hub/ Number 7 Fovant being used again as a point of contact for residents.

Residents moving from secure tenancies with Lambeth Council to HFL tenancies. This will need to be explained again to residents.

Action: PS to send out information about further site visits to residents.

Social Investment Update - HFL Social Investment Team (Wendy and Eamon)

WB: 3 Residents who need to get online through the digital inclusion project, which will include a broad range of online skills.

Action: Wendy to discuss with Howard.

EL-

HFL apprenticeships will give opportunities for residents.

HFL will update further with links and training opportunities when they are recruiting.

NewmanFrancis Update – (Daisy and Howard)

- DB reported that NewmanFrancis will be undertaking a resident survey early in the new year to find out what is most important to the remaining tenants and leaseholders and will be sharing this information with the Council and HFL.
- She added that NewmanFrancis would be delivering a newsletter to all homes on Westbury during the first week of December
- NewmanFrancis would also continue to 'check in' with residents via regular phone call and would be letting residents know about HFL's digital inclusion project.

Any other business

AM – would like confirmation of date to visit the new buildings.

KO – would like new building tour and to see the local lettings plan

KO- Are Occupational therapists working with residents with mobility issues?

DBA- There are some occupational therapists working at South Lambeth, mobility will be taken into consideration.

Next meeting

Monday 1st February 2021 6pm