

## Fenwick Resident Engagement Panel (REP) Meeting

**Thursday 15/6/17, 6.30pm, Fenwick Hall**

**Present:**

Christian Brunschen (CB, chair)	Resident Rep (Leaseholder)
Marjorie McIntyre (MM, vice chair)	Resident Rep (Tenant)
Sofie Reynolds (SR)	Resident Rep (Leaseholder)
O'Neil Johnson (OJ)	Resident Rep (Freeholder)
Stephen Davis (SD)	Resident Rep (Leaseholder)
John Hayton (JH),	Resident Rep (Leaseholder)
Cllr Christiana Valcarcel (Tina),	Ward member, Larkhall ward
Jeanette Harvey	Resident Rep (Leaseholder)
Nina Howard	Cllr Marsha De Cordova's assistant - observer
Christine Searle (CS)	Independent Resident Advisor (STUF)
Rob Lansbury (RL)	Independent Resident Advisor (STUF)
Cllr Paul McGlone	Deputy Leader of the Council (Investment and Partnerships)
Rachel Sharpe (RS)	Director of Strategy & Commissioning and Housing & Communities
Julian Hart (Julian)	Estate Regeneration and Housing Delivery Programme Consultant, Lambeth Council
Jonny Moore (JM)	Capital Programme consultant, Lambeth Council
Bashir Miah (BM)	Housing Project Officer, Estate Regeneration Team, Lambeth Council
Patrick Clark (PC)	Transport for London
Lee Campbell (LC)	Transport for London

**Apologies:** Cllr Marsha De Cordova , Cllr Andrew Wilson, Vaughan Grandin (Leaseholder), Yvonne Heysmond (Tenant)

	<b>Action</b>
<p><b>1) Welcome</b></p> <p>MM chaired the meeting. Officers and REP members introduced themselves.</p>	
<p><b>2) Fenwick South Development</b> (This agenda item was brought forward to allow PC and LC to leave early )</p>	

<p>PC/LC reported that the procurement process for the appointment of the Contractor is ongoing. It is envisaged that the process will be finalised in the Summer and will 'start on site' by end of the year.</p> <p>It was noted that there may be some increased activity on site over the next few months, but this will be restricted to publicly accessible areas only. TfL will let residents and tenants know of any other planned future works as early as possible to prevent inconvenience.</p> <p>It was also noted that boundary wall between the estate and the railway line needs to rebuilt/fixed by Lambeth Council prior to starting the contract for Fenwick South Development.</p> <p>PC and LC has left the meeting after presenting their item.</p>	
<p><b>3) Minutes of last Meeting (23.3.17).</b></p> <p>JHayton commented that section 5 has minor typo and the third bullet point under section 4.2 did not make sense.</p> <p>It was noted that the third bullet point should be read as follows "what organisations team can contact to,for referrals." Instead of "what organisations we can contact to "</p> <p>Other than this correction, the minute was accepted as accurate.</p>	
<p><b>4) Matters arising/Action.</b></p> <p>It was highlighted that Estate Regeneration staff training on vulnerable residents is being proposed and linkages are being developed with the Adult Social Care and Children and Young Persons team, (see agenda item for further information)</p>	
<p><b>5) Regeneration Updates</b></p> <p>Introduction from Deputy Leader of the Council.</p> <p>Cllr McGlone explained that as a Deputy Leader of the Council, he has taken over the portfolio of Housing Regeneration from his colleague Cllr Matthew Bennett. He advised that he is going around all the estate regeneration projects across the borough and meeting residents and REP members. He is keen to see that residents are involved and have a say in shaping the new development of their estate. He does not expect to attend all the REP meetings, however he is leaving an open invite that whenever he is required and invited, he will try to attend to discuss any particular issues the REP may want to discuss.</p> <p><b>5.1 DMT Procurement update</b></p>	

JHart gave an update about the DM and reported that there is a legal challenge being lodged by one of the unsuccessful bidders. The Council is working through the process and there may be a delay in awarding the contract, subject to the outcome of any legal processes.

JHart and RS has confirmed that an independent review has been undertaken following an allegation regarding a potential conflict of interest made by one of the bidders against an officer. This independent review's conclusion was that there was no case to answer regarding this conflict of interest.

Cllr McGlone added that a procurement of this size is a complicated process and there are number stages that one has to go through. There are checks and balances in place to ensure that the process is fair and no undue influence is exercise by any one individual.

RS assured that the Council want to ensure that resident's concerns are addressed and wanted to find out if the REP members had any particular concerns/issues, re. working with MACE Ltd.

Some REP member responded by highlighting that outside of this meeting, people don't really care whether the DM is Mace Ltd or someone else. It is more important that the appointed DM organisation work well with the residents.

It was pointed out that Mace Ltd. did not bring their engagement team at the interview and therefore resident reps at the interview panel were not impressed by them and their mark was low on this.

JH commented that the Council has recognised that Mace did not bring the engagement at the interview, this was partly due to limitation on the number of people they were allowed to bring in. However it should be noted the other bidders did bring their engagement team and REPs were impressed by performances of some of these engagement team. Therefore as part of contract negotiation the Council will be asking Mace Ltd to bring in an engagement team which resident will feel comfortable with. There may be a possibility for the REP to participate in a 'selection process' in choosing the engagement team.

## 5.2 Housing Need Surveys for Tenant

It was highlighted that one of the objectives of the Key Guarantees is that any secure tenant who wishes to continue to live in a new home on their current estate will have the opportunity to do so. A part of this process of ensuring the delivery of the Key Guarantees is to understand the housing needs of all tenants. Officers from the decant team will meet with all tenants in their home to talk about their housing needs, the moving process and answer any concerns and queries they may have about their home. Officers will also

provide details of the support the Council will provide to help existing tenant through this process.

It was noted that these meetings are scheduled to start in July 2017 and it is envisaged officer will be visiting a block at a time. The regeneration team will be writing to tenants of each block nearer the time to provide more specific details.

### 5.3 Initial demolition notice

JM briefly explain the context and reason for 'Initial Demolition Notice' . It was noted that for the rebuilding of Fenwick Estate, the Council will need to go through several steps, one of these step is to issue what is known as Initial Demolition Notices (IDNs) to all secure tenants. The IDNs confirm the 11<sup>th</sup> July 2016 cabinet decision to rebuild the estate and formally confirm to all secure tenants that their property will be demolished within the next 7 years.

It was stressed that the issuing of these notices does not mean the Council is planning to demolish the property straight away, and in fact the Council does not expect that anyone would need to leave their current home until 2019 at the earliest.

It was reported that one of the impact of the IDN is that any qualifying tenant's Right to Buy claim will not be progressed.

The Council in due course will be posting and hand delivering these IDN notices to all secure tenants and copies will be sent to homeowners for reference. These notices will come with an information leaflet which will give resident more information about the notice and who to contact for more information.

It is to be noted that during and prior to issuing of the IDN notices, the regeneration team and IA will be organising further drop in session and information leaflet to enable resident to become aware and understand the issue.

### 5.4 Regeneration 'hub' – 66 Willington Road

It was noted the planning application for Regeneration Hub at 66 Willington Road has been approved. The refurbishment works is nearly complete and BM is organising it to be kitted out with recycled furniture . The Hub is expected to be ready for use in August 2017.

The Hub will be used as a local office for residents to come in and find out about the regeneration. It is envisaged the hub will be open once a week and

also one evening fortnightly. Furthermore it will be a facility for the IA to use and the DMT when they are appointed for resident engagement activities.

#### 5.4 Key Guarantees

It was reported that the updated Key Guarantees were approved at the March Cabinet, and have been through the call-in process. They are now Council policy. The KGs are now available on the website and an email has been sent out to all those on the mailing list in May (31/5). The Council will be posting out hard copies shortly.

#### 5.4 Tenancies and leases consultation

It was highlighted that new lifetime assured tenancies and new leases will be issued to those residents who take a new home on the estate. However prior to these documents being finalised there will be a formal consultation period on those tenancies and leases.

It was noted the IA have recently held a workshop on each to raise awareness and capture concerns/queries from residents. Further events and activities from both the IA and the Council will be organised during the formal consultation process for the tenancies and leases agreement, which is planned for September and will be for a 6 week period.

Currently, the Council have circulated its initial draft template to IA for their comments and these are being further reviewed by the independent legal advisor, appointed by the IAs.

Furthermore all the IAs across the programme have held their initial session to discuss this together. It is envisaged a Position Statement will issued by end June 17 which the Council will take into consideration, when issuing revised version for formal consultation with the residents.

#### 5.5 Vulnerable residents

It was reported that a member of the Housing regeneration team have met with Fiona Connelly, Director for Adult Social Care and Mark Stansa ,Director of Children and Young Persons team to agree a protocol to support vulnerable residents. The following measure are currently being developed or in place:

- The team will be undertaking training on safeguarding children & adults
- Agree to sharing information- has passed on all postal codes of the regeneration estates project to ASC and CYP
- ASC will be looking at their cases as to what cases are in those areas
- Passed on a briefing of the overview the estate regen programme

<ul style="list-style-type: none"> <li>Looking at the possibility of appointing a social worker to deal directly with those cases</li> </ul>	
<p><b>6) Independent Advisor's (IA) Feedback</b></p> <p>It was noted that the valuation workshop was well attended and positively received by residents. The valuer was able to explain the process. Also David Lurie who recently been thorough the buyback process had a positive experience and was pleased to share with residents. He volunteered and spoke at the meeting and explain how the buyback and valuation process went for him. It was very much welcome by residents and had eased lots resident concerns.</p>	
<p><b>7) Resident REP feedback</b></p> <p>Some of the REP member highlighted that some of the IA consultation events were being attended by Defend Council Homes and politician and other people who does not live on estate and are trying to hijack/disrupt the meeting.</p> <p>It was agreed that in future only resident will be allowed to speak so that estate residents can get unfettered access to advice from the Independent Advisor without any disruption from any lobby group.</p>	
<p><b>8) AOB</b></p> <p>SD commented that it appears the underground garage are being use by furniture shop, yet no car parking space was offered to any resident on the estate.</p> <p>It was noted that it is a Housing Management issue and officer will refer the matter to housing management colleague to investigate.</p> <p>Action: request Garage Team( Dan Jeffery) to investigate and clarify.</p>	BM
<p><b>9) Date of Next Meeting: TBC</b></p>	