

Fenwick Resident Engagement Panel (REP) Meeting

Thursday 21/09/17, 6.30pm, Regeneration Hub, 66 Willington Road

Present:

Christian Brunschen (CB, chair)	Resident Rep (Leaseholder)
Marjorie McIntyre (MM, vice chair)	Resident Rep (Tenant)
Sofie Reynolds,	Resident Rep (Leaseholder)
John Hayton	Resident Rep (Leaseholder)
Vaughan Grandin (via phone skype)	Resident Rep (Leaseholder)
Oniel Johnson	Resident Rep (Freeholder)
Rob Lansbury (RL)	Independent Resident Advisor (Public Voice CIC)
Jonny Moore (JM)	Housing Regeneration Team, Lambeth Council
Bashir Miah(BM)	Housing Regeneration Team, Lambeth Council

Apologies: Cllr Christiana Valcarcel (CV), Cllr Andy Wilson, Vaughan Grandin, Cllr Paul McGlone (PM), Lee Campbell, Patrick Clark (TfL).

	Action
<p>1) Welcome</p> <p>CB chaired the meeting. Officers and REP members introduced themselves.</p>	
<p>2) Minutes of last Meeting (17.8. 17)</p> <p>The minutes were accepted as accurate.</p>	
<p>3) Matters arising</p> <p>None</p>	
<p>4 Regeneration Updates</p> <p>4.1 Development Management Team (DMT) Procurement update</p> <p>4.1.1 JM gave an update on the DM procurement. He explained at the last REP meeting Cllr McGlone and Rachel Sharpe provided an update regarding the re-procurement of the DMT, where they outlined two potential approaches regarding the re-procurement of the DMT, which were to:</p> <ul style="list-style-type: none"> • To repeat the process used previously, and in terms of resident involvement the bidding teams would appear at an exhibition for all residents, and an interview with REP members 	

- Or, that the Council would be responsible for the appointment of the technical parts of the DMT team, and residents be involved in the appointment of the elements of the team which have contact with residents, ie. Architects

4.1.2 It was agreed at that meeting, the team would go away and do further work on these options. It was noted that the council would need to make this complex procurement process tighter and minimise risks significantly. At the same time, officer are mindful to have meaningful involvement of residents in the process.

4.1.3 Since the REP meeting, the team has been working with colleagues in the procurement and legal team to develop a way of appointing a DMT, which is legally sound, meets procurement regulations.

4.1.4 So far it has been established that it may not be possible to separate the appointment of the technical DMT team and the architects. Currently, JM working on a proposal as to how residents are involved in selecting the consortium, in terms of what aspects of the proposals residents will assess, how they will assess it, and who will be involved.

How residents are involved and what aspects resident will assess.

4.1.5 It was noted that the proposals could be assessed by residents by scoring parts of the written proposal or interview. However, it was highlighted that the team have been advised that resident involvement in assessing the proposals should be limited to the non-technical elements of their proposals, eg. The approach towards consultation and engagement, social value; rather than things such as resources, the work programme, project management. Officers will continue to look at ways in which this could be done.

Who are involved

- REP
- Wider estate

4.1.6 There were discussions on whether to repeat process as last time, i.e interview and exhibitions. Key concerns were that confusion may arise, residents may queries about why the council doing it again. The experience from last time was that resident found it very difficult to score them apart. Also there was question on how useful would it be, as all the consortiums would be in their best behaviour?

4.1.7 RL suggested that he will pose the questions and get resident feedbacks on their preferences and also compile a list of volunteers

for the interview at their forthcoming's Independent Advisors events.
– **Action RL**

4.1.8 **Training, Confidentiality and Code of Conducts**

It was noted that those involved in the process would need to be trained, and may need to sign a code of conduct / confidentiality agreement. The IA could assist the Council in this process.

4.2 **Tenancies, Leases and Housing management consultation**

4.2.1 It was stated a consultation is underway on Tenancies, Leases and Housing management. A series of booklets have been posted to both tenants and homeowners. As part of the consultation residents are requested to review the documents and provide their feedback. The deadline for feedback is as follows:

- Your new tenancy agreement - 3rd Nov 2017
- Your new lease – 3rd Nov 2017
- Housing Management Services under Home for Lambeth – How the Future estate will be looked after – 15th December 2017.

4.2.2 The REP was notified that the Regeneration Team will be holding a weekly daytime drop-in sessions every Tuesday, 10am to 5pm, and an evening fortnightly drop-in session every other Monday where residents can ask questions and give their feedback. Alternatively residents can send feedbacks via Freepost address listed in the booklets and/or submit the feedback by completing the relevant online surveys.

- Tenancies:- www.estateregeneration.lambeth.gov.uk/tenancy
- Lease: - www.estateregeneration.lambeth.gov.uk/lease
- Housing management :- www.estateregeneration.lambeth.gov.uk/housing_management

4.2.3 Furthermore the Independent Resident Advisors have organised events. Tenancies event is scheduled on 12th Oct and leaseholder event is scheduled on 5th October.

4.2.4 JM highlighted salient points from each of the booklets, For example:

4.2.5 **Your new tenancy agreement – the following were highlighted:**

- i. Every tenant will be able to move into a brand-new home at Council-level rent. Homes for Lambeth will be offering new Lifetime Assured tenancies for your new home.
- ii. It was noted that the Council have already involved the IAs in drawing up the tenancies, and they have had independent legal advice to help with this.
- iii. The new tenancy is similar to the existing secure tenancy. They are drafted to try & match them. A comparison table within the booklet explains the key differences.
- iv. There are spaces in booklet for residents to write their views, which will need to be fed-back to the Council, either by post, online or by attending the drop in session.
- v. It was noted that the new Lifetime Assured tenancy will be with Homes for Lambeth, not with the Council, but rents will be set in the same way.
- vi. Homes for Lambeth will also rent and sell some homes at market rates to pay for the regeneration.
- vii. Homes for Lambeth is owned by the Council and reports through its democratic structures.

Service Charge

- viii. It was noted that all tenants pay a service charge, which covers communal spaces, lifts, caretaking, repairs, lighting, etc. Currently service charges are averaged across the Borough. Under HfL service charges will be set based on the costs of each estate. There will be two parts to the cost of service charges, one relating to the wider estate cost and second element related to the specific building in which the resident will reside. The estimate of the future service charges could be provided once more detailed designs become available of the new estate.

Rents

- ix. It was noted that currently the Council collects the water rate from tenants. Going forward HfL will not collect water charges – water bill and energy bills will be separate. These bills will issued by the utilities companies directly.
- x. Rent will be set in the same way as the Council properties. However, one of the criteria used by government to determine council rent is the valuation of the property. Consequently rents

could be different from what is currently charged. If there are any rent increases, it will be phased over 5 years to minimise the impact on the residents.

Sub-letting lodgers

- xi. Tenants must inform HfL if sub-letting, however HfL is considering banning holiday lodgers (eg. AirBnB).

Right to Buy

- xii. It was noted that HfL cannot offer the RtB. However, it could offer a 'contractual right to buy' to existing tenant, based on the terms of the current right to buy (or a variation of them). The Council is minded not to offer RtB because over time it will reduce the number of homes for council rent. However this is subject to the outcome of the consultation.

4.2.6 Your new lease - the following silent points were highlighted:

- i. The new lease will be with Homes for Lambeth
- ii. New services charges will be based on the estate you live on
- iii. There will be different types of lease, depending on your new home ownership option, however all 3 are based on the right to buy lease. The shared ownership leases are taken from the standard homes and communities agency lease
- iv. It was noted that consultation feedback on 'Your new lease' will expire on 3rd November.

4.2.7 Looking after you and your new home (Future Housing Management)

It was noted that the Council is starting the process for how the new homes will be managed. As part of this it is seeking the views of residents. There are six questions posed in the booklet -these will determine the specification of services on which providers will bid. Residents are encouraged to give their feedback as this will shape how the new homes will be managed in the new estate. The deadline for responses for housing management consultation is 15th December 2017.

4.3 Tenant Housing Need Survey

BM reported that survey is ongoing. Two days a week officers are undertaking home visits and conducting housing needs surveys with the main tenant in each tenanted property. To date, a significant number of tenants from Fenwick place, Willet House and Cottage Grove have been surveyed. Officers will start on Willington Road and other blocks soon.

<p>5.0 Fenwick South Development Update</p> <p>JM advised that TFL is currently in process of appointing a Contractor. It is currently envisaged that construction will start on site in April 2018.</p>	
<p>6.0 Independent Advisor's (IA) Feedback</p> <p>6.1 RL advised that the IA sought independent legal advice from the firm Lewis Silkin. This firm is independent of the Council as it does not have any contracts within the borough. All of the IAs across the programme jointly commissioned this firm to review the draft tenancies and lease documents and provide the IA with independent legal advice. The draft tenancy agreement and lease issued have taken into consideration some of the IA's independent legal advice.</p> <p>6.2 RL reminded that the IA is holding two evening events, one for homeowners and the other for tenants, in relation to the recent consultation on Tenancies, leases and Housing Management. These events are scheduled as follows</p> <ul style="list-style-type: none"> - Homeowner event 5th October at the Fenwick Hall. - Tenant event – 12th October, Fenwick Hall. <p>6.3 It was noted that the IA is also holding a drop-in surgery at the Regeneration Hub, 66 Willington Road every fortnight at the same time as the regeneration team.</p>	
<p>7.0 Resident REP feedback</p> <p>7.1 VG raised the issue about the valuation fees. He is unhappy with the Council's assessment of a reasonable cost. He said that he has obtained quotations from 4 different valuers and their quotes are more than the reasonable fee stipulated by the Council.</p> <p>7.2 He questioned why the Council cannot share the information on what they are using to base their reasonable cost assumption. Why don't council publish the name of these companies? It is unfair, why should the resident be out of pocket, if they want a particular valuer to represent them.</p> <p>7.3 JM advised he will seek clarification from the buyback team and will take the concerns to senior management to get a response. However, it is important to be aware the council needs to justify agreeing to a higher fee on any valuation. The costs of valuations to date have been a lower figure than what has been proposed by this particular surveyor,</p>	

<p>and the fee suggested as being reasonable by the Council is based on approximately 25 sales agreed so far.</p> <p>7.4 RL informed that his Director will also be writing letter to the Council on behalf resident about this issues.</p>	
<p>8.0 AOB None</p>	
<p>9.0 Date of Next Meeting:</p> <p>The next meeting will be at 6.30pm, 2nd November , at 66 Willington Rd.</p>	