

CENTRAL HILL RESIDENTS' ENGAGEMENT PANEL

Tuesday 6 October 2015: 19.00 – 20.30
Upper Norwood Resource Centre, Central Hill Estate

Attendees:

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| <ol style="list-style-type: none"> 1. Jonathan Croucher (JC) <i>Chair of Central Hill Resident Engagement Panel</i> 2. Karen Bennett (KB) 3. Nicola Curtis (NC) 4. Victor Hernandez (VH) 5. Lucy Pyne (LP) 6. Tayo Richards (TR) 7. Glen Searle (GS) 8. Andrea Rose (AR) | <ol style="list-style-type: none"> 9. Councillor Bennett (MB) <i>Cabinet Member for Housing / Councillor Gipsy Hill Ward</i> 10. Fiona Cliffe (FC) <i>LB Lambeth</i> 11. Su Gomer (SG) <i>Lead Commissioner, LB Lambeth (Neighbourhoods and Growth)</i> 12. Marcus Shukla (MS) <i>LB Lambeth</i> 13. Mark Freakes (MF) (former Central Hill resident) |
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1.	Introductions & Apologies	Action
	<p>REP was informed that David Taylor had resigned from the group. A replacement TRA member would be sought; NC said this would be a tenant.</p> <p>It was also stated that RT had not attended any meetings. NC said that she would contact RT for confirmation that she wanted to remain in the group</p> <p>It was agreed that future meetings for the REP will take place on the first Tuesday of each month at the Resource Centre. Additional / extraordinary meetings would be held when required.</p>	
2.	Stock condition survey	Action
	<p>SG stated that the Stock Condition Survey for Central Hill will feed into a broader document identifying the investment need for the estate. This will include:</p> <ul style="list-style-type: none"> • SCS (from Baily Garner) • Information on historic works from LBL's Asset Management Database • Information from the repairs database <p>Prices will be attached to all information on the above to help develop a draft Investment Plan which will be presented at a specially arranged meeting</p> <p>KB queried the validity of the survey if the organisation was appointed by LBL. SG stated that the surveyors were professionally qualified and that once all the data had been prepared this could be checked by an additional cost consultant.</p> <p>MB advised that LBL had not previously funded additional cost</p>	<p>Meeting on the stock condition survey / estate investment to take place w.c 19th October (date TBC)</p> <p><i>Update – Information on Quantity Surveyor sent to</i></p>

	<p>consultants for REPs but would feed back. SG said that different Quantity Surveyors could however have different assumptions in relation to the cost of fees, abnormals, and industry costs e.g. asphaltting.</p> <p>MB explained the issue of the investment gap Lambeth currently had in terms of investment for all estates.</p>	<i>group (13.10.2015)</i>
3.	Update on options	
	<p>FC informed the group that PRP were still waiting for the stock condition survey data. She added that only options that are deliverable will be formally consulted on (the justification for options being ruled out will be presented to the REP). The options constituted a massing exercise at this stage and that more detailed design would take place during the Masterplanning.</p> <p>JC advised that PRP should present a broad range of options.</p> <p><u>The REP stated their frustration at the delays with presenting options.</u></p>	PRP to be invited to next REP meeting to go through options
4.	Resident survey – Mark Freakes (previously a leaseholder on CH)	
	<p>MF presented the findings from a survey that he and other residents on Central Hill conducted in spring 2015. In total, 49 households took part in the survey which was done on a face-to-face basis - a summary is attached.</p> <p>Generally residents were positive about the estate, but were frustrated about the how the estate had been looked after. MF said generally residents didn't want the estate knocked down and there was a level of distrust with the Council. The process needed to be transparent.</p> <p>The group thanked MF for his efforts and sharing the findings of the survey. FC said that there is a divergence of views and that LBL had spoken to a number of residents who felt that they do not feel safe on Central Hill and that there were different viewpoints in relation to the future of the estate.</p> <p>TR said again that people wanted to know what the decision was ASAP.</p> <p>MB said that people's views will be taken in to consideration in relation to a decision but it was important to remember that this will be led by what could be done to the estate as well as meeting housing growth.</p>	
5.	Independent Resident Adviser	
	<p>JC asked the group to agree a process for appointing an Independent Resident Advisor. FC confirmed that the Advisor would be appointed by the residents only. Advisors will possess knowledge of housing law, regeneration and possibly some legal background. Four companies were shortlisted by LBL:</p> <ul style="list-style-type: none"> - Strategic Urban Futures - Newman Francis - TPAS 	<i>Update – as per procurement requirements, a representative from LBL will be required to attend the appointment of the Advisor</i>

	<p>- PPCR</p> <p>VH stated that REP members should agree questions to ask advisors. It was agreed that the Resource Centre could be used for the interviews and the REP members could use the facility beforehand to prepare for the meeting and establish a list of questions to ask as part of the exercise.</p> <p>FC added that the appointment should be made by an equal number of tenants and leaseholders. TA said that there also needed to be different views represented on the appointment.</p> <p>Tender documents for the Independent Resident Advisors will be left in the Resource Centre.</p> <p>The residents on the panel had a discussion in relation to the process and interviewers etc.</p>	<p>MS to arrange access to Resource Centre (VH to confirm date)</p>
<p>6. Other issues</p>		
	<p><u>Shared ownership and shared equity</u></p> <p>MB explained the process behind Shared Ownership and Shared Equity packages for Central Hill residents. KB requested further information for clarity.</p> <p><u>Key Guarantees</u></p> <p>FC said that 2 sessions had been held in September with members of the REP to include their suggestions for what should be included within the Key Guarantees for Tenants and Homeowners. NC said that the group was awaiting the updated Key Guarantees for Tenants and Leaseholders.</p> <p><u>Communications and consultation</u></p> <p>FC confirmed that the next residents' newsletter would be distributed w/c 12.10.2015. The team is also based on the estate every Tuesday (10.00am to 1.00pm and 3.00 to 7.00pm). It was also confirmed that a letter written by REP members would be distributed by the Council.</p> <p><u>Credit checks on Lambeth tenants</u></p> <p>KB said that rent payments were now being used by credit reference agencies. MB confirmed that an arrangement had been made between LBL and Experian to make it easier for tenants to obtain credit however this would require historical information (i.e. rent payments) as many affected tenants do not have a borrowing record.</p>	<p>Invite Julian Hart (Estate Regeneration Programme Manager, LBL) to discuss S/O and S/E</p> <p>FC to send updated Key Guarantees to all REP members</p> <p><i>Update – REP letter to residents distributed 9-10.10.2015</i></p> <p><i>Update – all tenants who wish to opt-out of the scheme have 28 days to do so</i></p> <p><i>A paper copy of the letter to tenants will be left in the resource centre</i></p>
<p>7. Items for future meeting(s)</p>		
	<ul style="list-style-type: none"> • Stock condition / estate investment (Su Gomer) • Options (PRP) • Special Purpose Vehicle (Julian Hart, Lambeth) • Shared Ownership / Shared Equity (Julian Hart) 	

Date of next formal REP meeting: Tuesday 3 November 2015

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