

Minutes of Central Hill Project Team

Tuesday 3rd October 2017, 7pm to 8.30pm

Attendees:

Rev Jonathan Croucher
Victor Hernandez (part)
Pamela Warren
Tony Dyer
Karen Bennett
Peter Culley
Rosemary Porter
Joseph Burke
Peter Elliott
Rebecca Newell
Nicola Curtis
Cllr Matthew Bennett
Cllr Anna Bilney (on behalf of Cllr McGlone)
Fiona Cliffe – LBL
Helen Redd – PPCR
Mutoka Namakambo – LBL (part)

Apologies:

Cllr Luke Murphy
Angela Masters (came to the church but could only find the Zumba!)

1.	Introductions	
2.	Consultation Structure FC explained how the consultation structure was formed following the Cabinet decision which included the need to open up the groups to more residents on Central Hill. The 3 groups will have different remits: <ul style="list-style-type: none">• Design – dealing with the property/places side of the regeneration• Engagement & communication (E&C) – people side, including wider benefits for the community, equality reporting, etc.• Resident Project Team - an overview group and also considering strategic issues, specifically from Homes for Lambeth. The Project Team has representatives from the Design and E&C groups. These are Rosemary and Angela (Design) and Peter (E&C). A further representative would come from the E&C group.	
3.	Terms of Reference FC went through the terms of reference explaining its purpose and why it was important. She asked attendees to take the document away and read over it. Key Issues: <ul style="list-style-type: none">• Not a decision making group for the council but can influence decisions.	

	<ul style="list-style-type: none"> • Treating each other fairly and respectfully • Dissemination of information • Supporting the regeneration – to get the best scheme for all residents • Working together – although it is accepted there will be challenges along the way 	
4.	<p>Updates</p> <ul style="list-style-type: none"> • HfL – Incorporated in June 2017. Business plan will go to Cabinet in December 2017. • DMT – the process is near its conclusion. This has taken a little longer but the decision will be made by October/November 2017. Decisions based on 70/30 split (quality/price). 78 residents attended the exhibition and their views alongside the interview process accounts for 20% of the mark. Those who attended the interview panel will get feedback at the same time as the decision goes public. Information about the process may be available (scorings and costings submitted) but is subject to commercial sensitivity. The process has learned from that undertaken in Fenwick whereby the process had to be repeated. NC asked where it was public who was to be awarded the contract for Fenwick. FC to check. TD said he had been told the award of contract would be August – see above. A general conversation took place about the number and types of properties to be built. FC said we knew that the numbers will double as a minimum- the cabinet report said an additional 500-750. These will largely be flats and maisonettes in blocks. The design group will be part of the materplan process. • Empty Properties/Voids There are approximately 50 voids or pending voids on site. The leasehold units are being held so they can be rented at a private rent, other properties are being used as temporary accommodation – due to the desperate need for housing and a small number are in a condition that means at the moment they cannot be let. FC said there was 1 buy-back since March, with a further 7-8 going through the process as urgent cases. A discussion took place about those families in temporary accommodation. FC said it had been reported on the estate that these residents are being given a higher band to move than the Lambeth secure tenants. This is not the case. These families are not considered as part of the regeneration scheme in terms of housing and compensation. If there are any management issues these should be reported to temporary accommodation in exactly the same way as issues are reported to housing management. • Housing Needs Assessment This has started. 	FC
5.	Consultation – tenancies, leases and housing management	

	<p>Booklets have been sent to all CH residents and consultations will end on 3 Nov 17 for tenancies and leases, and 15 Dec 17 for housing management. Detailed discussion followed about the standards and procurement of housing management services.</p> <p>PC asked about the position of Lambeth housing management and whether the staff would move to the new organisation. FC to check. It was agreed that the group would meet for a housing management discussion. This will be arranged before the deadline in December.</p> <p>PPCR – consultation workshops to take place in October (2 on a Saturday).</p>	FC
6.	<p>New contracts</p> <p>Independent Advisors contracts are being renewed through a framework tender process. Residents from the project team are needed to sit on the interview panel. FC will ask for names.</p> <p>A future appointment will be for the housing management service for Central Hill.</p> <p>Query raised on whether existing housing management will be TUPE'd over to the new management company.</p>	<p>FC/MN</p> <p>FC/MN</p>
7.	<p>Nominations for the project team</p> <p>All residents attending put their names forward as a project team member.</p> <p>There was a discussion about private tenants and how their voices are included within the process. A suggestion was to set up a stakeholder forum which would enable private tenants and others impacted by the regeneration to be kept informed and to give their views. This could be facilitated by the Independent Advisors as it would sit outside of the Council's current engagement structure.</p>	
9	<p>AOB</p> <p>FC informed the attendees that the Housing Needs Survey had begun and over 30 households had completed their forms.</p> <p>Attendees asked whether a budget would be available for the new groups.</p> <p>Attendees were in favour of Jonathan chairing and in his absence by the Independent Advisors.</p>	FC
10	<p>Next meeting</p> <p>The next scheduled project team will be in 3 months. (The DMT will have been appointed).</p> <p>Sessions on housing management & HfL will take place in the interim.</p> <p>The meeting closed at 8.45pm</p>	FC

