

**Central Hill - Resident Project Team**

**22/03/2018 – Resources Centre at 7pm**

**Attendees:**

Jonathan Croucher (Chair)  
Fiona Cliffe – Lambeth  
Tunde Akinyooye – Lambeth  
Mutoka Namakambo – Lambeth  
Peter Culley – Resident  
Karen Bennett - Resident  
Nicola Curtis - Resident  
Tony Dyer - Resident  
Angela Masters - Resident  
Rosemary Porter – Resident  
Helen Reed - PPCR

**Apologies:** Victor Hernandez

1.	<p><b>Minutes and Matters Arising</b></p> <p>Minutes of the last meeting were agreed.</p> <p>The walkabout cannot happen during purdah with councillors. It was agreed that a walkabout with residents.</p> <p>NC gave an update that she went on a walkabout with members and there is progress on the repairs, paving, lighting and other issues. O/s 11 Oakwood Drive there is a light that is out. This was noted by TA. This is part of the estate walkabout. On Tuesday Area forum meeting-internal and communal repairs will have service review. It was agreed that Project group members can attend the estate walkabout with a day visit and night visit. This will be arranged by HM within the next couple of days. Residents can attend both walkabouts if they wish to do so.</p> <p>TA provided feedback on repairs. Cost comparisons were carried out and Central Hill had higher repairs costs. Issues may be coming from how feedback is being provided to residents. TA reported that an estate action plan has been drafted and this will be used to feedback to residents on a monthly residents.</p> <p>KB stated that the quality of works is unsatisfactory, quality inspections are not being carried out, contractors not turning up and perception that contractors are still being paid. Agreed money is being spent but works are not being carried out and quality is poor. They has been some improvements in repairs since TA has been managing. PC queried why Lambeth don't refuse to pay contractors unless there is a resident signature on the job? There was general feeling that the new development should have this policy that no job should be paid unless there is a resident signature.</p>	HM
----	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----

	<p>TA informed group that there will be a dedicated officer who will be the point of contact for residents to feedback on repairs. KB asked that a letter should go out to all residents to inform them that the estate will have different quality control, with details on the officer, how they can get in touch with the officer.</p> <p>Other housing management issues were discussed and TA took notes of all issues raised.</p> <p><b>RTB</b> FC updated group that some residents may have moved because they didn't have the right to buy. The letter is scheduled to go out in the summer to all secure tenants who have moved away. A draft copy to be issued to the group.</p> <p><b>VIABILITY</b> A written response was brought to the meeting following on from the last meeting.</p> <p>KB queried about the funding of the buybacks. FC informed group that the buybacks will be let out on the private market and that income will be paying back the interest on the loan of buying back the home.</p> <p>A discussion took place about the number of affordable homes and private homes to be delivered. Residents raised concerns about the number of affordable homes to be delivered and that more private homes would be delivered especially with the land values increasing not just in Lambeth but across Lambeth. FC reported that to build an affordable home two private homes will need to be sold to subsidy the affordable.</p> <p><b>VOIDS</b> RP queried why voids were taking so long. There is a long term void at Northwood Way where it has stood empty since December. Regeneration to investigate and get back to the group</p> <p>KB queried when the modular pods will be installed and where? FC to come back with update.</p>	<p>HM</p> <p>Regen.</p> <p>Regen.</p> <p>Regen.</p>
2.	<p><b>Development Management Team</b></p> <p>Mace have been appointed. FC explained that there was a request for a call-in but it did not apply. There was no challenge from other bidders. NC stated that she tried to call-in the decision. FC explained that the next stage is to discuss the contract. While that is happening an engagement consultant of Mace will be taking place and this will go to the E&amp;C.</p>	

	<p>Part of the DMA – (contract will include the promises made by Mace as part of the procurement to become part of the contract). The engagement will be appointed by Mace. HR asked what the input from residents will be. FC stated that this will be a Mace procurement but want resident input in choosing the engagement consultant. As it is not a public procurement, the controls are not as tight.</p> <p>It is likely that this will be about summer time for the Procurement but DMT will not be around until contract has been signed which could be about 2months time.</p> <p>Pre-contracts meetings are happening. We would like the Engagement consultant appointed at the same time as the main contract is being signed.</p> <p>JC queried what the group thought of the engagement procurement? Resident’s feedback was they wanted to have more of a say. HR stated that residents should have more of a say on being on the engagement panel for the Mace appointment.</p> <p>PC said that a resident panel should sit on the interview panel. HR stated views of residents should be taken into account. JC to write to Lambeth about level of resident engagement.</p> <p>Residents wanted to know how Mace choose their engagement consultants? Residents would like to know the names of the engagement consultant?</p> <p>NC stated that the contract for Cressingham was £6.6m and why was it £15.3m for Central Hill? FC to provide a written response.</p> <p>Resident want copies of paper reports.</p> <p>JC informed that it is important that communication is key. Residents are not happy that they are last minute changes are being made at the last meeting.</p> <p>HR stated that procurement should be challenged because residents are not being asked on their involvement and residents should lead.</p>	<p>Rev. JC</p> <p>FC</p>
<p>3.</p>	<p><b>Independent Advisor appointment process</b></p> <p>The mini-competition for the IA cannot begin until the framework contract is signed. Residents will be informed when this will be done.</p> <p>Residents were informed at following procurement advice only 3 residents, a procurement and Lambeth officer could be at the panel. Residents don’t trust what they receive at face value hence why the questioning of information received. They feel frustrated because of</p>	

	<p>the lack of clarity and transparency of the information being provided to residents. Regeneration to get back to the group after speaking to procurement on the restrictions of the number of residents on the panel.</p> <p>PC stated that they seems to be a reduction on resident involvement. HR spoke about her experience on other procurement, i.e. why only 4 questions, the length of time of being allocated for the interviews, FC stated that there are four questions and will go back to procurement to state that all residents want to be on the panel. Why details changed from the last meeting to this meeting. NC brought a copy of the last procurement report that was delivered to her. NC accused FC of drip-feeding information to residents. HR responded to NC about the framework. Residents not happy that they were not told about the framework. NC wanted to know why residents were not given a copy of the delegated report issued in January 2018.</p> <p>FC stated residents were sent a link to all the reports. An email will be sent out to residents with details of a schedule of information about the IA procurement to date.</p>	
4.	<p><b>Updates</b></p> <p><b>Decant</b> 66 voids on central Hill, 31 used as TA, 10 DEVO (high void costs), 8 to be used as ASTs, 6 used for housing management and 11 in progress (voids works being carried out or ready to let)</p> <p><b>Buybacks</b> 9 completed and 12 approved and in progress. 55 expression of interest from homeowners received.</p> <p><b>Housing needs assessment</b> 135 completed to date. 35 homeowners completed - 37% wish to remain and 62% wish to move away. 100 secure tenants completed. 61% wish to remain, 18% wish to move away and 21% wish to have the option to return.</p>	
7.	<p><b>Date of Next Meeting</b> 5<sup>TH</sup> June at the Resources Centre at 7pm.</p>	