

Cressingham Gardens Project Team Meeting

Town Hall Room 125 7-9pm

12th January 2015.

Present:

<u>Name</u>	<u>Organisation</u>
Neil Vokes (NV) - Chair	Programme Director Business Growth and Regeneration, LBL
Lucia Deere (LD)	Estate Regeneration Manager, LBL
Julie Curtis (JC)	Senior Accountant - HRA , LBL
Andrew Jacques	Area Asset Manager, LL
Sarah Coyte (SC)	Capacity Building Officer, LBL
Susan Sheehan (SSh)	Senior Policy Officer/Sustainability Officer, LBL
Nicola Bacon (NB)	Social Life
Nicholas Greaves (NG)	Resident Rep. (Tenant)
Gerlinde Gniewosz (GG)	Resident Rep. (Leaseholder)
Fatima Elmoudden (FE)	Resident Rep. (Freeholder)
Chin Eng Ong	Resident Rep. (Tenant)
Simon Slater (SS)	Independent Resident Advisor, Strategic Urban Futures (StUF)`
Simon Morrow	Independent QS, appointed by Gerlinde.

Apologies:

<u>Name</u>	<u>Organisation</u>
Alistair Russell	QS, Ian Sayer Co.
Roland Karthaus (RK)	Architect, Karthaus Design Ltd.
Doreen Francis	Resident Participation Officer, LL
Shah Hassan	Business Information and Transformation Officer, LBL
Bashir Miah	Housing Project Officer, LBL
Sumitra Gomer (SG)	Lead Commissioner Commissioning, LBL

1. Minutes of the last meeting and Matters Arising:

1.3 GG noted that a 10am start is not appropriate for many residents and language barriers are an issue along with costs of childcare.

In response to the action LD responded that we have not had any requests for interpretation and we have issued expenses forms for child care when requested, and SS has copies.

1.4 GG raised a concern that the finance sub group had not met since the 27th October 14.

1.6 NG raised a concern that the sub groups are dominated by leaseholders.

1.7 Issues raised by SS will be addressed through the development of the Tenant and Homeowner offer documents, taking note of the sub group meeting feedback from Homeowners on the 8th of January; these will be draft documents will be brought to the next project team meeting.

2. Weather Tight Works

AJ confirmed that the notices have now gone out to residents.

Action: LL and the Council to confirm how the weather tight works scheduling will work with the regeneration plans.

Action: AJ to present LL and a legal view is sought for Freeholders costs.

Agenda:

1. Workshops

1.0 Nicola confirmed that workshops had been run for the following:

Wellbeing, Green Retrofit, Homeowners, Test of Opinion, Resident Management, Finance, Custom Build.

1.1 A feedback session is being arranged for residents and is scheduled to be held on the 19th January 2015.

1.2 SS and NG raised concerns about the issue of the security under the 1985 act. NV responded that this will be addressed in the offer document, and that tenants with security will not lose their security of tenure.

1.3 Fatima requested clarification of Freeholder issues and the offer for Freeholders.

Action: Issues raised will be discussed at the next project team meeting.

2. Resident Representative and IR issues:

2.1 GG raised a concern about the finance issues and introduced Simon Morrow.

2.2 Simon stated that he had over 27 years QS experience and had undertaken a survey of 22 homes on the estate and presented his findings. LD requested details of the homes which SM did not consider appropriate to provide.

2.3 NG raised a concern that he or the TRA had not known of Simon's appointment and requested clarity from Gerlinde.

2.4 It was agreed to hold a special meeting on the 26th January 2015 starting at 6pm, to compare the figures of , LL. Ian Sayers and Simon Morrow.

Action: A meeting will be arranged to look at the financial breakdown of the key areas under the refurbishment option. LL to produce their breakdown of figures.

3. Household Survey

LD confirmed that the household survey would be undertaken in the next few weeks. A letter will be sent to all residents informing them of the company and dates when they will be calling. The surveys will be undertaken on a face to face interviews, followed by a postal survey where access is not achievable.

4 AOB - None

Date of Next Meeting – 2nd of February 2015, Room 125, Town Hall