

Cressingham Gardens Project Team Meeting
Venue : Room 125 – Lambeth Town Hall Hall, 7pm – 9pm

Minutes of the meeting – 2nd February 2015

Present:

<u>Name</u>	<u>Organisation</u>
Neil Vokes (NV) - Chair	Programme Director Business Growth and Regeneration, LBL
Julian Hart (JH)	Capital Programme Manager, LBL
Lucia Deere (LD)	Estate Regeneration Manager, LBL
Julie Curtis (JC)	Senior Accountant - HRA , LBL
Andrew Jacques(AJ)	Area Asset Manager, LL
Cedric Boston (CB)	Director of Housing Services, LL
Sarah Coyte (SC)	Capacity Building Officer, LBL
Nicholas Greaves (NG)	Resident Rep. (Tenant)
Fatima Elmoudden (FE)	Resident Rep. (Freeholder)
Chin Eng Ong (CO)	Resident Rep. (Tenant)
Simon Slater (SS)	Independent Resident Advisor, Strategic Urban Futures (StUF)`

Apologies:

<u>Name</u>	<u>Organisation</u>
Alistair Russell	QS, Ian Sayer Co.
Roland Karthaus (RK)	Architect, Karthaus Design Ltd.
Bashir Miah (BM)	Housing Project Officer, LBL
Sumitra Gomer (SG)	Lead Commissioner Commissioning, LBL
Nicola Bacon (NB)	Social Life

Gerlinde Gniewosz participated in the meeting by phone, which intermittently broke up and members had also requested that it was turned off due to the noise and interference. For the purpose of the minutes I have indicated when GG was on the phone.

Agenda

1 Financial Appraisal:

This items was taken first to allow Lambeth Living Officers to leave the meeting after the discussion. AJ /CB confirmed that LL senior quantity surveyor Patrick Reed had undertaken

a further analysis of the LL figures against, Simon Morrows and Alistair Russell's and a meeting will be arranged to run through the findings with resident representatives. This meeting subsequently took place on 16th February 15.

CO raised a concern about where the source of the funding comes from for regeneration. NV confirmed that there are various sources of funding for regeneration programmes.

AJ and CB left the meeting.

2: Matters arising from the minutes of the meeting on the 12th January 2015.

2.1 Household Survey – GG requested that copies of the Household Survey are circulated to the PT.

Action – LD to circulate HS questionnaire to PT.

Main Agenda Item

3. Tenant and Homeowner Offers:

3.1 NV outlined the principles that were contained in the offers, and confirmed that there are still some areas to be clarified around the shared equity offer and the security of tenure issue for tenants. NV confirmed that the council was working on these areas, and would confirm that outcome to residents in the offer document for Cressingham Gardens. NV confirmed that we would have a set of general principles for the programme, but would also look at local flexibility where possible.

3.2 SS stated that the key areas of concern raised by Homeowners sub group meeting with Lesley Johnson, had not been resolved;

- Minimum equity share to be 60% or value of existing home plus Homeloss payment, whichever is the higher
- No rent payable on unsold equity
- Succession allowed for a spouse or civil partner only. Any other inheritance (or when the property is sold) will require the council's equity share to be repaid
- Property not to be let without Council permission

GG signal lost

3.3 SS Raised a concern that the Council had not addressed the issue of Secure Tenancies under the 1985 Act and the offer of Assured Life-Time Homes. This does impact on Tenants rights, Right to Buy.

3.4 NV confirmed that this is one of the issues under consideration. However the difficulty the council faces in what delivery vehicles will be used to deliver the projects, and this would impact on the nature of the tenure.

3.5 NG requested clarification on how the Council would priorities swaps on the estate? He suggested that given that there is a two third tenants, and one third lease holders priority should go to tenants in the first instance, then cascade out to others.

- 3.6 NV confirmed that the Council was looking at the process which can be adopted to ensure the swap offers are fair to all. It was also suggested that length of tenancy should be considered in the prioritisation of swap offers. NV confirmed that the Council needs to comply with Equalities legislation in terms of non-discrimination.
- 3.7 NG raised concerns that the Council may be creating a two tier tenancy agreement, which could be divisive to the community.

GG re-joined the meeting.

- 3.8 FE requested clarity on the offer for Freeholders, and confirmed that Freeholders would expect an offer of a Freehold home, either on or off the estate. NV confirmed that CPO guidance would apply in the offer made.
- 3.9 GG requested clarity about porting their mortgage and what provision is being made by the Council. Is the offer going to be the same as Myatts Field, and is the Council going to act as the landlord of last resort?

Action: The details will be confirmed in the Tenant and Home Owner Offer documents which will be circulated to the PT.

4. Date of Next Meeting – 2nd March 2015 at 7pm Room 126 Town Hall.