

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

**Minutes of the meeting – 11<sup>th</sup> May 2015**

**Present:**

<b><u>Name</u></b>	<b><u>Organisation</u></b>
Julian Hart (JH), Chair	Capital Programme Manager, LBL
Bashir Miah (BM)	Housing Project Officer, LBL
Andrew Jacques(AJ)	Area Asset Manager, LL
Nuala Ginty (NGinty)	Communication Team, LBL
Nicholas Greaves (NG)	Resident Rep. (Tenant)
Fatima Elmoudden (FE)	Resident Rep. (Freeholder)
Chin Eng Ong (CO)	Resident Rep. (Tenant)
Gerlinde Gniewosz (GG)	Resident Rep. (Leaseholder)
Edward Ogundele (EO)	Independent Resident Advisor, Strategic Urban Futures (StUF)`
Cllr Marcia Cameron	Ward member, Tulse Hill Ward

**Apologies:**

Julie Curtis (JC)	Senior Accountant - HRA , LBL
Sue Gomer (SG)	Lead Commissioner Commissioning, LBL

(Order of meeting was re-arranged to allow additional attendees to leave early)

**1. Lambeth Living – Disrepair Works**

- 1.1 AJ outlined proposals for progressing proposed disrepair works, including s20 notices (to be issued within the week) and subsequent consultation to take place for all residents across the estate.
- 1.2 AJ confirmed that 4 contractors were nominated by the leaseholders following “notice of intent notice”, but three did not proceed with tender and the fourth nominated contractor was not successful due to company’s financial standing. He confirmed Breyer Group has successfully tendered and awarded the contract to undertake the weathertight works.

### 1.3 Questions were posed:

- What proportion of the contract was for roof repairs?
- When are the works expected to take place?
- What is the process of dealing with freeholders?
- How can the tender specification be seen by residents?
- When will drop-in sessions take place?

#### **Action – AJ to respond to questions**

1.4 A criticism was raised concerning the current pavement works being carried out across the estate. A request was made to review these works and ensure that they are both being done to specification and in a timely manner

#### **Action – AJ to hold progress meeting with contractors and provide response**

### 2. Regeneration Up-date

2.1 JH informed meeting that Cabinet decision on Cressingham had now been pushed back to July Cabinet.

2.2 GG asked to see financial model. JH responded that the financial model was commercially sensitive. Outputs of the financial model would be made available to accompany decisions, such as the forthcoming Cabinet decision.

2.3 JH outlined programme forwards after July in terms of procuring a masterplanning team to take forwards the masterplanning for the estate (whether for Option 4 (Scenario 1) or Option 5 (Scenario 2) areas) with a view to working up a planning application.

2.4 JH confirmed that residents would be involved in the selection of the masterplanning team and this could be expected to take place in the early Autumn.

2.5 In the meantime, the Council offered to host activities and events on the estate to help residents become more familiar with the selection process and subsequent design work that would be taking place.

2.6 N Ginty provided brief summary of the types of events that have recently been held in relation to Somerleyton Road.

2.7 Residents responded that they did not at this time see any benefit in holding any summer events.

2.8 Residents asked when they would see draft tenancy and revised offer documents. JH confirmed that this would be in early June.

**Action – JH to provide to residents copies of revised offer documents and draft tenancy as soon as these were available**

2.9 Residents asked whether an independent legal opinion could be provided of these documents.

**Action – JH to consider, liaise with Stuf and advise with a view to confirming that this would be possible**

2.10 GG commented that there was an error in recent letter from Cllr Matthew Bennett in terms of reason why estate was included in estate regeneration programme.

**Action – JH to review**

2.11 GG referred to Myatts Fields research paper on impact of regeneration on leaseholders.

**Action – GG to provide reference to research paper**

2.12 Discussion followed on the Household Needs Survey. GG commented that there were some manifest errors.

**Action – GG to provide written commentary on Household Needs Survey**

**Action – JH to review and respond**

### **3. Minutes of Last Meeting**

3.1 Residents expressed concern that the Minutes of the last meeting did not summarise the full extent of the conversation regarding the Test of Opinion questionnaire. They expressed dissatisfaction that considerable time was spent and not all their amendments were included in the final version and

also additional changes were made to the questionnaire further to the last meeting without consultation with them.

- 3.2 GG commented that she was of the opinion that the Cabinet paper in March 2015 did not fully explain that £1.4m had been committed to disrepair works by the Council.

**Action – JH to review**

#### **4. Test of Opinion**

- 4.1 Residents expressed concern regarding the manner in which the Test of Opinion survey is being carried out:

- Residents are not being given enough time to answer the qualitative questions
- Residents were not being allowed to fill in the questionnaire themselves
- The survey individuals were not allowing residents to take away the forms, think about them and fill them in themselves
- Telephone times need to be more varied to capture more people
- Council to check whether translation copies should be required

**Action – JH to convey these concerns to Acuity and seek to improve survey process**

#### **5. Independent Tenants Advisor (ITAs)**

- 5.1 JH explained that a panel was going to be established for ITAs across all estates being regenerated. Residents on the estates could then choose their preferred ITA from this panel.
- 5.2 JH stated that STUFs commission was coming to an end and asked the residents whether they wished to renew STUFs commission or select a new ITA from the proposed panel.
- 5.3 Residents responded unanimously to renew STUFs commission.

**Action – Council to renew STUFs commission**

**Action – Council to discuss with STUF potential for independent legal review of Offers and Tenancies**

## **6. Resident Project Team – Arrangements, Constitution, etc**

- 6.1 JH stated that as the project was soon going to move into a next phase, it was an appropriate time to review the arrangements for the Resident Project Team. He also asked whether the forthcoming SGM and AGM of the TRA was likely to affect the membership of the Resident Project Team.
- 6.2 NG and FE expressed concern that previous comments that they had made at the Resident Project Team had been misquoted to other residents. These misrepresentations had been widely reported through social media. This has led to very uncomfortable situations on the estate and worse.
- 6.3 NG said that there were many different opinions across the estate as to whether residents wished the regeneration to go ahead from strongly opposed all the way through to strongly supportive. This diversity in opinion was most strongly seen amongst tenants, whom he is representing, whereas leaseholders were generally less supportive of regeneration. Discussions in the Resident Project Team needed to recognise the wide diversity of opinions.
- 6.4 This led to a discussion about the future constitution and terms of reference for the Resident Project Team. Issues for consideration are:
- For local Cllrs to Chair these meetings going forwards
  - To adopt a formal terms of reference for this group
  - To expand membership of the group
  - For all representatives to have 'seconds' when they are unable to attend

**Action – STUF to provide a draft terms of reference**

## **7. AOB and Date of Next Meeting**

STUF requested address list for the estate broken down according to tenants, leaseholders and freeholders, so that he can notify relevant households regarding forthcoming drop-in sessions.

**Action – Council to provide list**

**Date of next meeting – 16 June 2015 at 7pm, Room 126, Town Hall**

Meeting End at 9.15pm