

Cressingham Garden Estate - Resident Engagement Panel (REP)

Venue: The Rotunda Community Hall

Time: 7pm – 9pm

Minutes of the meeting - Monday 2nd November 2015

Present:

Cllr Mary Atkins – Chair (MA)	Ward Member, Tulse Hill Ward
Cllr Marcia Cameron	Ward Member, Tulse Hill Ward
Fatima Elmoudden (FE)	Resident Rep. (Freeholder)
Nicholas Greaves (NG)	Resident Rep. (Tenant)
Gerlinde Gniewosz(GG),	Resident Rep (Leaseholder)
Edward Ogundele (EO)	Independent Resident Advisor, Strategic Urban Future/JVM Ltd (StUF)
Christine Makhlouf	attended as an observer
Vicky Thompson	attended as an observer
Julian Hart (JH)	Capital Programme Manager, LBL
Pauline Foster(PF)	Housing Development Manager, LBL
Bashir Miah (BM), minutes	Housing Project Officer, LBL
Sarah Coyte (SC),	Capacity Building Officer, LBL
Andrew Jacques	Repairs coordinator, Housing Management, LBL

Apologies: None

1.0 Minutes of the last meeting –5th October 2015

- 1.1 GG is unhappy with the minutes and commented that a number of corrections were not recorded and feels she cannot agree to the minutes.
- 1.2 The Chair commented that she thought it was a good record of the discussion taken place.
- 1.3 Subject to the comments above, the majority of the REP members have accepted the minutes as a true reflection of the discussion that took place.

2.0 Matter Arising

- 2.1 Referring to item 2.3, GG said that JH was in agreement with her suggestion for increasing the number of leaseholder representatives on the REP, but it was the Chair and some of the other REP members which opposed it.
- 2.2 Referring to item 4.4 GG suggested that information displayed at the bidder's exhibition on Saturday 31st October should be circulated to all household on the estate.

Action: It was agreed some copies of the DMT presentation summary would be passed to GG to circulate to the TRA members and any other interested residents on the estate.

- 2.3 GG was criticising Levitts Bernstein Architects (part of the WSP consortium) and said their records were poor in Aylesbury Estate.
- .4 NG commented that Levitt's Bernstein Associates (LBA) was only involved in the Phase 1 of the Aylesbury estate. They had a very good record and the scheme they developed won many awards. The confusion might be with the latter Phases, which received some criticisms. However, LBA were not involved in these latter phases. Therefore members should be mindful with their research before criticising someone's work unfairly.
- 2.5 The Chair encouraged members to undertake research and circulate the findings to the meetings. –

Action: ALL.

- 2.5 Referring to item 7.4, GG commented that people will have difficulty in getting a new mortgage. She was of an opinion that any advice provided by the Council will not provide a solution to their problem.
- 2.7 JH responded by saying that the Council was aware of the problem and working to resolve it. Officers are meeting with a series of mortgage brokers that currently works with large housing associations. Officers will be exploring the issues on how to support the existing homeowners.
- 2.8 In response to the Notice Board installation, the Chair requested that AJ chased his colleagues about the progress for installing the Notice Board on the estate

Action: AJ

3.0 Housing Management and Section 20 update

- 3.1 For the benefit of the observers, AJ gave a brief background on the meanwhile works and section 20 issues.
- 3.2 AJ reported that section 20 notices will be issued shortly and there will be a 30 days observation period for the individual leaseholders to respond to the notice.
- 3.3 In response to the question about the quality of works, AJ stated that the standard of works will be maintained to the highest quality and it will not compromise the short term objectives of being wind and water tight. The works will be fit for purpose until the homes are handed over for the redevelopment. It will mainly be overhaul works rather than replacement. This is to ensure cost to the Council and leaseholder is minimised.
- 3.4 AJ reported the work phase will commence in February 2016.

4.0 Design Procurement Update

- 4.1 It was reported the exhibition was held on Saturday 31st October and a number of residents attended. Residents had the opportunity to meet the potential bidders and were able to complete the feedback sheets and score the bidders.
- 4.2 NG commented that there were lots of information to take on and would like to see more background on similar projects they have undertaken.

4.3 It was agreed that the dates of the Interviews will be undertaken over two evenings to allow residents' reps who work to participate. A provisional date was set for 17th and 19th November 2015.

Action: PF will send out an email confirming the dates to the interview panel members once finalised.

4.4 FE repeated her suggestion that the companies need to showcase their projects before they are interviewed. She would like to understand what work they have done.

4.4 EO and GG suggested that a site visit of the projects were organised.

Action: The Project Team to contact the tenderers and obtain details (physical and internet addresses) for case study projects in London. Also explore the potential of a bus tour of projects delivered by the bidders.

4.6 It was reported that interview panel will consist of:

- 4 residents reps (consist of 1 Freeholder, 2 Tenants and 1 Leaseholder),
- 1 Councillor
- 3 Council officers
- 1 technical advisor

4.7 It was noted that Fatima Elmoudden and Nicholas Greaves have confirmed their attendance. It was noted the Council would ideally like one more tenant and a leaseholder to complete the panel.

Action: SC and EO were tasked with recruiting more REP members and also to suggest further representatives for the interview panel.

4.8 GG commented that DMT management agreement has no mention of residents.

4.9 The chair requested that she would be interested in understanding the management agreement and this should be discussed as a specific item in another meeting. JH has agreed to do this.

Action: Officer to give a presentation on the management agreement at a future meeting – Action JH.

4.10 CM commented that the exhibition was complicated and she got a headache participating in the process. It would have been better to meet one company at a time.

4.11 VT commented that the feedback form was complicated and she thinks more time should be allowed for residents to give feedback.

4.12 It was agreed that bidders' exhibition boards would be displayed at the scheduled drop in session on the 19th Nov 2015 to allow more people to view the information and score the bidders. Furthermore it was agreed that resident can put forward proposed questions for the DMT interviews to the Rotunda post box–

Action: Project Team and TRA reps.

5.0 Communication Strategy

5.1 PF advised that the team is continuing with regular fortnightly drop in sessions and weekly newsletters, advertising key dates. The newsletters have been distributed

to all residents on the estate. A booklet has also been produced and distributed to all the homes, introducing the potential Development Management Teams prior to the exhibition.. 48 people attended the exhibitions and 35 scoring forms were completed.

6.0 Independent Resident Advisor

- 6.1 EO referred to the article in 'Inside Housing', which was about Lambeth Council regeneration programme. He highlighted that the key statement from central government, is that they are opposing any move by the local authority to circumvent the Right to Buy (RTB) policy.
- 6.2 He commented that the Council will need to take this matter into consideration seriously, as the RTB is very important to many existing tenants and many of them want to keep this Right as they have aspiration to buy their home in the future. He circulated some key information on Good Practice across London.
- 6.3 He reported that he has visited a few vulnerable residents and commented that there were lots of rumour and scaremongering. People were scared of what is going to happen. It was important that awareness was raised and the residents were reassured with factual information.

7.0 Residents Reps Feedback

- 7.1 There was a discussion about providing information about the moving allowances and FAQ in the next newsletter.
- 7.2 NG queried who will be looking at the space standard for new place.
- 7.3 It was clarified that the Development Management Team will be exploring the space standard with residents as part of the master plan objectives setting process.
- 7.4 There were discussions to involve CAGE in the process of developing the masterplan objectives.
- 7.5 GG asked who will make the decision on the master plan objectives. She has also requested to see a project plan and asked who was on the Council Estate Regeneration Board.

8.0 AOB

- 8.1 FE reported that she has organised a Freeholders meeting with Councillor Bennett, the Cabinet Member for Housing.
- 8.2 It was agreed that January's REP meeting will be held on 11th January 2016 rather than 4th January.

Date of Next Meeting:

Monday 7th December 2015, Venue: to be confirmed.