

Cressingham Garden Estate - Resident Engagement Panel

Venue: Room 101, Town Hall

Time: 7pm – 9pm

Minutes of the meeting - Monday 3rd August 2015

Present:

Cllr Mary Atkins – Chair (MA)	Ward Member, Tulse Hill Ward
Fatima Elmoudden (FE)	Resident Rep. (Freeholder)
Gerlinde Gniewosz(GG)	Resident Rep. (Leaseholder)
Nicholas Greaves (NG)	Resident Rep. (Tenant)
Edward Ogundele (EO)	Independent Resident Advisor, Strategic Urban Future/JVM Ltd (StUF)
Julian Hart (JH)	Capital Programme Manager, LBL
Pauline Foster(PF)	Housing Project Manager, LBL
Bashir Miah (BM)	Housing Project Officer, LBL
Sumitra Gomer (SG)	Lead Commissioner, Better Homes, LBL
Sarah Coyte (SC)	Communities, Commissioning, LBL

Apologies:

Ching Eng Ong – Resident Rep. (Tenant),

Cllr Marcia Cameron – Ward member,

Andrew Jacques – Area Asset Manager, LBL

Welcome

JH introduced PF and advised meeting that she will now be leading the project.

GG commented that the frequent change of lead officer is having an impact on the knowledge gap and project continuity. Key information is lost in the change over process.

JH assured that he will still be involved in the running of the project.

1.0 Minutes of last meeting - 7 July 2015

1.1 It was noted that Fatima’s initials were recorded incorrectly in the minutes, item 3.3, 4.1, 4.9, and 6.1. It was recorded as “FG” and the correct initial is “FE”.

1.2 Apart for changes discussed above, the minute was accepted as true reflection of the discussion taken place.

2.0 Matter Arising & Actions

- 2.1 Referring to item 2.3 of the 7th July minutes. GG requested that she wanted an independent legal advice to be provided to residents to review the legality of the Council 'Key Guarantees'.
- 2.2 JH clarified that the Council has reviewed various regeneration offers across London and is confident that the 'Key Guarantees' developed by the Council are fairly generous in comparison to other authorities across London. The Council's legal team has reviewed the documents. JH added that the Council will fund the legal expenses incurred by leaseholders when it comes to dealing with the sale of their property to the Council. However, it will not fund individual or groups to obtain legal advice to mount legal challenges against the Council.
- 2.3 NG stated that he was of the opinion that the proposals are eroding the Tenant rights and there should be some legal advice about it.
- 2.4 EO pointed out that there should be some general independent legal advice to the residents to understand the impact of the change of rights for tenants, leaseholders and freeholders. A small budget has been allowed for in StUF's revised proposal. However, a set of general questions would need to be developed for legal advice as the budget will be quite finite.
- 2.5 GG stated that she was unhappy with the FAQ responses. The chair asked if the Independent Resident Advisor has reviewed it.
- 2.6 EO commented that he had reviewed the responses and feel some of the issues raised by residents need to be clarified as soon as possible. He added that more information with greater certainty would be helpful to ease residents' concerns. However he recognised the difficulty and accepts the Council's assertion that at this point in time, this is what it could answer.
- 2.7 Referring to item 4.3 of the minutes, GG questioned why the Council would not release the viability reports.
- 2.8 JH reconfirmed that further information on viability would be released. The Council is currently reviewing what viability information it should be releasing for its own project. JH stated that the specific request by GG for the viability models that have been put together for the estate regeneration programme would not likely be included in the remit of additional information to be released.

3.0 Steering Group Terms of Reference.

- 3.1 GG commented that the Steering Group's Terms of Reference, as drafted, does not have any 'teeth'.
- 3.2 JH/PF advised that Terms of Reference would be broadly similar across the Estate Regeneration programme. The steering group will be an advisory body, it will not have any decision making powers.

- 3.3 There was discussion about the number of resident reps. are to be on the steering group. NG highlighted that there are approximately 70% tenants on the estate and the representation should reflect this on the steering group.
- 3.5 EO commented that the role stipulated in the document is not specific enough for explaining what the steering group will do.
- 3.6 It was agreed that comments and suggestions to be circulated by email. The revised document will be presented in October 2015 meeting to be finalised.

Action: Forward Terms of Reference comments by email (ALL)

4.0 Weathertight Works

- 4.1 SG explained that due to the recent Cabinet decision to redevelop the whole estate; her team are reviewing the scope of the weathertight works package. All leaseholders will be receiving a letter this week, which would provide an update and explain the process.
- 4.2 GG asked, does that mean that the Section 20 process will have to start again.
- 4.3 SG advised that the process will be explained in the letter, which is currently being cleared by legal.

Action: Following legal clearance, SG to forward the letter to PF/BM to be circulated to the steering group members.

5.0 Communication

Surgery/Drop-ins

- 5.1 PF explained that the Council would like to hold a regular drop-in at the Cressingham Gardens Estate to assist residents with their individual queries about the regeneration of their estate.
- 5.2 PF confirmed that officer had checked the availability of the Rotunda Hall and proposed every Thursday 4pm to 7pm, starting from 13th August 2015.
- 5.3 Residents highlighted concerns about the scheduled time of the event; people in work could have difficulty in attending. After some discussions, it was agreed that a fortnightly drop-in is organised every other Thursday between 4pm and 8pm, starting from 13th August 2015.

Action: Officers to circulate a flyer on the estate advertising the drop-ins.

Action: NG to add the fortnightly sessions to the TRA newsletter, other resident representatives to advise residents of the drop-ins

- 5.4 NG commented about the Rotunda hire fees. JH & PF agreed the hall hire fees for the Rotunda will be paid by the Council.

Action: NG/TRA officer to complete the supplier set up form to enable the team to raise a PO and process TRA invoices.

5.5 NG requested if the regeneration team could look at changing the Notice Board in the Rotunda Hall

Action: NG to discuss this with PF outside of the meeting.

Funday

5.6 PF confirmed that Funday on the Cressingham Gardens Estate is now scheduled on 5th September 2015, 12pm – 4pm.

5.7 There were suggestions to include Safer Neighbourhood and Fire Brigade stalls at the event.

Action: PF/JH feedback comments to Nuala Ginty (who is organising the event)

Newsletter

5.8 It was agreed that Bi-Monthly Cressingham Gardens Estate Regeneration Newsletter is produced to update the residents on the estate.

5.9 FE highlighted that freeholder should be treated separately. It was agreed that there would be an individual sections for each tenure group (i.e Tenants' Section, Leaseholders' Section and Freeholders' Section).

6.0 Next Steps

6.1 JH outlined the process for the next stage of the development. He explained that, pending the outcomes of the 'call in', the plan is to start the procurement process for Development Manager/masterplanner in September 2015. The Council will be going to the Homes & Community Agency multidisciplinary panel to procure the masterplanner to start working with residents to design the estate. Currently a sifting brief is being developed as part of a tender brief. He added that the resident's representatives will be involved in interviewing the short listed practices.

6.2 GG requested a copy of the sifting brief.

6.3 PF advised that Tibbalds, an architect company, has been commissioned to set out the masterplan objectives from the consultation previously undertaken by the engagement consultants - Social Life, the Architect - Karthaus Design Ltd and the Council.

6.4 GG commented why the Council is doing this, as a similar study was undertaken in 2013, which Neil Vokes was involved in developing.

Action: GG to forward the information..

Action: PF to forward copy of Sifting Brief to GG

[Post meeting note: Information was passed by GG. PF reviewed it and felt some of the information would be useful and still relevant. The entire document was forwarded to Tibbalds for the relevant details to be incorporated into the masterplan objectives.]

7.0 AOB

- 7.1 Residents representatives were very unhappy the Council did not provide any refreshment for the meeting. NG commented that it is an evening meeting and the representatives are volunteering their time, therefore there should be some refreshments and something to eat at an evening meeting. NG pointed out by not providing refreshments it was against the approved Tenants' Compact.
- 7.2 NG highlighted issues with regards to change of tenancy for existing incumbent tenants.
- Why does the tenancy have to change under the regeneration project?
 - It is not clear how the SPV will affect the residents.
 - Tenants have not been offered a ballot to see how they feel about the change of tenancy and their landlord.
- 7.3 EO commented that if the Council could clarify quickly the buyback process, this would at least put certainty to many apprehensive leaseholders and freeholders on the estate.

Date of Next Meeting:

Monday 7th September 2015, Venue: Rotunda, Cressingham Gardens Estate