

Cressingham Garden Estate - Resident Engagement Panel

Venue: The Rotunda Community Hall

Time: 7pm – 9pm

Minutes of the meeting - Monday 5th October 2015

Present:

Cllr Mary Atkins – Chair (MA)	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)
Gary De- Ferry	Strategic Urban Future/JVM Ltd (StUF)
Julian Hart (JH)	Capital Programme Manager, LBL
Pauline Foster(PF)	Housing Development Manager, LBL
Bashir Miah (BM)	Housing Project Officer, LBL
Sarah Coyte (SC),	Capacity Building Officer, LBL
Sumitra Gomer (SG),	Lead Commissioner, Better Homes, LBL
Andrew Jacques	Repairs coordinator, Housing Management, LBL

Apologies: Chin Ong (Tenant Rep), Cllr Marcia Cameron – Ward member, Tulse Hill

Paul Webb– Area Manager, Central Area, LBL

1.0 Minutes of last meeting –7th September 2015

- 1.1 GG commented that Tom Keene (who was her substitute at the last meeting) reported to her that the minutes did not reflect the discussion around the masterplanning objectives documentation, where he asked for clarification on the term 'sustainability'.
- 1.2 GG also commented that there appears to be no commitment to minimise disruption in the draft master plan objectives, which was circulated at the last meeting. She also criticised Tibbald's choice of wording in their initial draft report.
- 1.3 It was highlighted that Tibbalds were asked to draw on the information from the consultation previously undertaken by the engagement consultants - Social Life, the Architect - Karthaus Design Ltd and the Council. Their initial draft document was the result of this exercise. The chair highlighted that it is what the people must have said.
- 1.4 The chair commented that residents will have further involvement in developing the objectives and proposed a glossary of terms would be produced in the final draft. So the residents have a clear understanding of the reports.

- 1.5 Referring to item 2. GG commented that she would like it minuted that TK has not confirmed the accuracy of the minute of the 3rd August.
- 1.6 NG, the Chair and other panel members commented that people were aware that TK would not be able to comment on the minute of the 3rd August 15, as he was not present. However the people who were present at meeting were satisfied that the minutes was true reflection of the discussion that took place.
- 1.7 Subject to the comments above, the minute of 7th Sept 15 was accepted as true reflection of the discussion taken place.

2.0 Mater Arising/Actions

- 2.1 Referring to item 6 in the minutes, GG commented that tender documents fail to mention that Historic England had previously considered Cressingham Gardens for listing.
- 2.2 Referring to the Terms of Reference, GG commented TK was of the view that there should be 3 leaseholder reps.
- 2.3 There were some discussions about reviewing the membership number. However a number of the panel members were quite frustrated and commented that it may have been TK's opinion, however the issue was discussed at length at the last meeting and it was clearly agreed that there will be 7 Tenants, 2 leaseholders and 1 freeholder.
- 2.6 It was concluded that the membership will remain as stipulated in the REP Terms of Reference and the Chair asked all the residents reps to forward any further comments/opinions to Council officers.

Action: Resident Reps to forward any further written comments/ opinions to the Estate Regeneration Team for response.

- 2.8 BM reported that Housing Management colleagues have ordered the new Notice Board and lead in time for installation is 4 -6 weeks.

3.0 Housing Management and Section 20 update

- 3.1 AJ reported that following the cabinet decision to redevelop the whole estate, the team has been working to review the scope of the meanwhile works so that the charge to leaseholder could be minimised. His team has reviewed the works and revised cost for re-scoped works at approximately £750k, which is a significant reduction from the previous works estimate of £1.3m. However, he pointed out that it is only an estimate and not based on any tender figures.
- 3.2 SG commented that the re-scoping exercise undertaken for the 'meanwhile' works was to address concerns previously raised by leaseholders. The re-scoping exercise is looking at the life of the elements in order to reduce the cost. However, it would not compromise the short terms objectives of being wind and water tight and be fit for purpose until the homes are hand over for redevelopment.

- 3.3 NG commented that the roofs are a major issue on the estate and will need to be addressed as soon as possible. Disappointment was expressed due to the delay.
- 3.4 Residents reps raised issues about drainage problems and various other outstanding repairs.
- 3.5 AJ commented that any works related to health & safety is on-going and would be picked up by responsive repair and the council's reactive services.
- 3.6 AJ assured the meeting that the Council is reviewing the cost benefit analysis of the various procurement options for the meanwhile works and will come back to the next meeting with a timescale and options for undertaking the works.
- 3.7 The chair concluded and conveyed REP's disappointment on the delay in getting the meanwhile works done.

Action : AJ/SG to comeback to the next meeting with timescale, cost and clear proposal for delivering the works.

4.0 Design Procurement Update

- 4.1 JH reported that the Council went to the Homes and Communities Agency (HCA) Multidisciplinary Consultancy Panel and invited an Expression of Interest to Development Management Team to carry out the next stage of the project. Eight consortia from the HCA panel have initially responded to the expression of interest to work on the estate regeneration programme, but two later dropped out. The two bidders that dropped out were Arup and Savills.
- 4.2 Out of six responses, four were shortlisted to submit a formal tender. They were chosen because i) they expressed preference for the Cressingham Gardens Estate project and 2) the panel of senior officers were happy that they have the satisfactory experiences. The Firms that were shortlisted to submit a formal tender for Cressingham Gardens Estate Projects were: BDP, Mott Macdonald, EC Harris/Arcadis and WSP/Levitts Bernstein. The firms that were not shortlisted were Tibbalds and Pell Frishman.
- 4.3 JH advised that an exhibition was initially pencilled in for Saturday 24th October 15 for residents to meets with the potential bidders. However, following the discussion it was agreed to move the event to Saturday 31st October 15 to give more time for residents' awareness.
- 4.4 MA highlighted that the regeneration team would need to think about the circulation of information. Give adequate time for residents to read and absorb the information.
- 4.5 GG queried about the scoring process and requested that the regeneration team forward the ITT documents issued to the tenderer. **Post Note: The ITT document was emailed to all the Resident Reps on 8th Sept 2015.**

- 4.6 JH advised that there will be 4 residents reps on the interview panel. He advised that the tender will be assessed 50% cost and 50% quality. The bidders' evaluation will take into consideration the residents comments and scoring from the exhibition.
- 4.7 The meeting was further advised that the interviews will take place in mid November 15. Following the discussion on the timing it was agreed that interviews will be held in the evening as some of the reps indicated that they will have difficulty attending if it is organised during office hours. Interviews will need to take place over two evenings.

5.0 Communication Strategy

- 5.1 PF advised that the team is continuing with regular fortnightly drop in sessions and will commence further door knocking session on the estate to raise awareness about the regeneration project and what support the Council will be providing to residents. Initial focus of the door knocking would be to encourage residents to attend the bidders' exhibition on Saturday 31st October 2015. She also added that for a short period of time, there will be a weekly newsletters distributed on the estate.
- 5.2 PF/ SC highlighted that the team is considering organising further drop in sessions, such as coffee morning etc during the days.

6.0 Independent Resident Advisor

- 6.1 EO advised that he has a monthly surgery and the next sessions was on Thursday 29th October 2015 at the Rotunda Community Centre. He introduced his colleagues Gary De-Ferry, who will be delivering the capacity building training for residents' reps to help them effectively participate in the interviewing of Development Management Team and general background on the master plan process.
- 6.2 GDF informed the meeting that two training sessions have been scheduled. The first session was initially advised to be held on Tuesday 27th October 2015, however, it is now moved to 29th October, 6.30pm- 8.30pm at Rotunda centre. The First session will be a general open seminar for all the residents. The second session will be more specific and will be looking at specific master planning issues. These sessions will be held after the exhibition, the training will be focused on assisting residents who will be interviewing the Development Management Team.

7.0 Residents Reps Feedback

- 7.1 GG suggested that we should visit projects the bidders have delivered.
- 7.2 FE suggested that background checks need to be carried out on these companies as they can reveal worrying facts about a company, even if they are well known.
- 7.3 GG asked when the council will provide legal advice to home owners.

- 7.4 JH responded and confirmed that the initial questions raised by the homeowners were addressed. The Council is looking at providing assistance with re-mortgaging advice. It is also looking at commissioning a mortgage broker who worked with large housing association to support residents.
- 7.5 EO highlighted that residents have issues with the Council's offer document. A clarification on whether these offer are negotiable.
- 7.6 It was agreed that EO carry out research on the offer to residents on other regen schemes

Action: EO to carry out research.

8.0 Recruitment of new reps

- 8.1 It was agreed that the Independent Resident Advisor suggest proposal on how to recruit new resident's reps.

Action: EO to work with tenure group and suggest a proposal.

- 8.2 NG commented that people need to commit and able to contribute.

9.0 AOB

- 9.1 JH commented that the Council will be issuing the Initial Demolition Notice soon, possibly immediately after the Judicial Review decision. The principle aim of this notice is stop further Right to Buy.
- 9.2 The meeting recognised the sensitive nature of this notice and agreed that it needs to be handled carefully. An information leaflet in Plain English should be circulated with the notices, giving assurances and explaining that the people do not need to move out immediately, it is just stop further right to buy, etc.

Date of Next Meeting:

Monday 2nd November 2015, Venue: The Rotunda, Cressingham Gardens Estate.