

## Cressingham Garden Estate - Resident Engagement Panel (REP)

**Venue: The Rotunda Community Hall**

**Time: 7pm – 9pm**

**Minutes of the meeting - Monday 7th December 2015**

### **Present:**

Cllr Mary Atkins – Chair (MA)	Ward Member, Tulse Hill Ward
Cllr Marcia Cameron (MC)	Ward Member, Tulse Hill Ward
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 Makhoulouf	New Resident Rep. (Tenant)
George Sodoropoulos	Freeholder, substitute for Fatima Elmoudden
Jason Hepworth	New Resident Rep. (Tenant)
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:

Fatima Elmoudden (FE)	Resident Rep. (Freeholder)
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### **1.0 Welcomes.**

- 1.1 Chair welcomes everyone and asked panel members to introduce themselves. Officers were requested to explain their role in the project.
- 1.2 The terms of reference for REP was circulated and the Chair reminded that the members need to sign and return a copy before the next meeting. If any member does not sign without good reason, it will be deemed as if they have resigned from REP.

## **2.0 Minutes of the last meeting –2nd November 2015**

Minutes was agreed as a true reflection of the discussion that took place.

## **3.0 Matter Arising/Actions**

- 3.1 AJ confirmed the he understood the Notice Board has been ordered and should be ready for installation in the coming week; He will chase the Estate Surveyor.- **Action AJ**
- 3.2 CM highlighted that the existing Notice Board by Tesco is broken.
- 3.3 AJ said he will get his colleague to investigate. – **Action AJ**
- 3.4 MC requested if the officer could review the membership of the DMT interview panel. She would like to have more than one councillor on the panel, so both of them could have the opportunities to participate in the interview process.

## **4.0 Housing Management/ Leaseholder S20 update**

- 4.1 AJ reported that there has been some delay issuing the section 20 notices. It will be issued this month with a month long consultation process.
- 4.2 GG raised concerns that S20 notices consultation will take place during the holiday period.
- 4.3 The Chair commented that AJ and his colleagues will need to review and possibly extend the section 20 consultation processes to allow people the opportunity to respond to notices. – **Action AJ/ Homeownership**
- 4.4 The Chair thanked AJ for fixing the communal lights on the estate.

## **4.0 Project Update**

- 4.1 JH/PF advised that letter has gone out to all residents on the estate from Cllr Matthew Bennett advising of the Judicial Review Ruling.

- 4.2 It was highlighted that following the JR decision the Council is in the process of developing new consultation plans, which would be rolled out to residents in Jan 2016. The consultation plan will explore the previous options with the view to concluding the process by end of March 2016. At the next REP meeting the consultation strategy would be presented. However, a second letter will be going out to residents soon advising of the key dates for the consultation.
- 4.3 GG queried, if there would be a test of opinion?
- 4.4 JH responded and said “No’ and clarified that the new engagement process would enable resident to give their opinions and expressed their views at the exhibition and other events.
- 4.5 MC commented that the information should be brought forward to the REP for consideration.
- 4.6 GG wanted to be assured that the residents will be given opportunity to get involved and express their views.
- 4.7 GG commented that she want the Council to have an open mandate consultation that will explore various options. She feels that four to 8 weeks consultation process is not a proper engagement.
- 4.8 The chair and JH commented that new programme of consultation events will provide opportunity for resident to express their views.
- 4.9 MC queried what will happen to the residents that were participating in the decanting process.
- 4.10 JH reported that around 35 tenants were currently on Band A and 4 of these households have been relocated/decanted. With regards to the homeowners, about 20 homeowners have expressed interest for the Council to purchase their homes and about 4 or 5 were in the process of completion. However, following the JR ruling the officers were consulting with the legal colleagues to get a clear legal steer about this.
- 4.11 EO suggested that resident who expressed interest to leave and are already in the system should be remained in the system and should be allowed to leave. The Council should still honour the key guarantees.

## **5.0ITLA/Resident Reps Feedback**

- 5.1 EO enquired about the good practice guide that he had circulated previously. Has the Council considered this?
- 5.2 JH advised the Council is looking into this.
- 5.3 GG asked when will the REP be provided with independent legal advice, which is funded by the Council but selected by the REP.
- 5.4 JH advised that legal advice will be obtained later in the process. However he agreed to look at the questions asked by GG on behalf of the leaseholders and will try to provide a response.

## **6.0AOB**

- 6.1 MC asked what do the people think about alternating the chair between the ward members.
- 6.2 NG commented that Mary is able to give more time to the process and should remain as the chair.
- 6.3 GG commented that she would like to see an independent chair.

### **Date of Next Meeting:**

Monday 11<sup>th</sup> January 2016, Venue: High Tree Community Centre.