

Cressingham Garden Estate - Resident Engagement Panel

Venue: The Rotunda Community Hall

Time: 7pm – 9pm

Minutes of the meeting - Monday 7th September 2015

Present:

Cllr Mary Atkins – Chair (MA)	Ward Member, Tulse Hill Ward
Fatima Elmoudden (FE)	Resident Rep. (Freeholder)
Nicholas Greaves (NG)	Resident Rep. (Tenant)
Tom Keene (TK)	Resident Rep (substitute for Gerlinde)
Edward Ogundele (EO)	Independent Resident Advisor, Strategic Urban Future/JVM Ltd (StUF)
Julian Hart (JH)	Capital Programme Manager, LBL
Bashir Miah (BM)	Housing Project Officer, LBL
Hilary Satchwell (HS)	Tibbalds
Adriana Bonilla (AB)	Tibbalds

Absent: Chin Ong (Tenant Rep)

Apologies:

Gerlinde Gniewosz(GG), Resident Rep. (Leaseholder)
Sumitra Gomer (SG), Lead Commissioner, Better Homes, LBL
Cllr Marcia Cameron – Ward member, Tulse Hill
Paul Webb– Area Manager, Central Area, LBL
Pauline Foster(PF), Housing Project Manager, LBL
Sarah Coyte (SC), Communities, Commissioning, LBL

1.0 Presentation of the draft master-plan objectives

- 1.1 JH introduced Tibbalds – a planning and architectural design consultancy, commissioned recently to draw up initial master-plan objectives to progress the brief for the next stage of regeneration and re-development process.
- 1.2 HS from Tibbalds explained that the initial draft master-plan objectives have been developed from the consultation previously undertaken by the engagement consultants - Social Life, the Architect - Karthaus Design Ltd and the Council. She confirmed that she is here for initial discussion and to get feedback from the meeting.
- 1.3 The Chair commented that placemaking and looking beyond the boundary is something she liked and is keen to see.
- 1.4 There were discussions about empowering residents to effectively participate in the process. Examples of training programmes that were suggested include: training on the council processes, procurement, Design & Master Planning processes etc.

- 1.5 It was highlighted that the community centre would be re-provided under any re-development proposal.
- 1.6 NG commented that the Rotunda Hall should be retained. However it was recognised that constraining the masterplan process at this stage could restrict the opportunity for a better scheme. Therefore, it was agreed that the objective will be to retain/re-provide the community centre, which gives greater flexibility in terms of scheme development.
- 1.7 JH confirmed that the intention is to commence consulting on these masterplan objectives over the coming months.

2.0 Minutes of last meeting – 3rd August 2015

- 2.1 Meeting accepted that the minutes were a true reflection of the discussions, which took place.

3.0 Matters arising

- 3.1 Referring to item 2.8. TK highlighted that he understands the council has now agreed to release viability information on a redacted basis, so he queried when the information would be available.
- 3.2. JH advised that the information would be supplied possibly in October/November 2015 as he only recently got the instruction and will need some legal clarification on what needs to be redacted and what information can be made available to the public.
- 3.3 Referring to item 2.4. NG queried the legal advice and when that advice will be provided to tenants, particularly explaining the impact of change of tenancy and options for residents. JH responded that there is considerable time before any new tenancies are used, that this is being worked on and that it was important to get it right rather than rushing the process.
- 3.4 Referring to item 5.5. NG pointed out that the Notice Board installation has not progressed.

Action: BM to liaise with Paul Webb for installation of new Notice Board on Rotunda Hall.

- 3.5 FE re-iterated that Freeholders must be treated separately in all communication.

Community Fun Day

- 3.7 NG commented that the date and the timing of the event was not ideal, being the first weekend in September, from 12-4pm. Many residents returned from their holidays and were busy getting ready for the start of the school term. Furthermore the weather was not great and as a consequence the turn out was low. The caterer was a disappointment and should not be recommended for future events. They ran out of Jerk chicken half way through and then resorted to burgers and sausages from Tesco's, which were also in short supply. Furthermore, they did not provide any hot and cold drinks.

- 3.8 FE commented that the caterer did not provide much of a vegetarian option and meat provided was not 'halal'.
- 3.9 Apart from poor catering, those residents who attended enjoyed the event. There were some good stalls, Morrison did some minor repair works, a free raffle and the prizes were very much welcomed. A number of residents came to speak to the regeneration team about their situations.
- 3.10 NG would like to know the number of minor repairs carried out on the day.
- This information has now been sourced: 9 repairs took place.
- 3.11 Referring to item 7.2. NG requested when the information would be available about the SPV (Special Purpose Vehicle).
- 3.12 JH advised that a report would be going to Cabinet at the end of October, which would have background information about the SPV. This will include FAQs for residents on the implications of the SPV.
- 3.13 On discussion about the content of the report, the resident representatives highlighted that the Cabinet report could have broad principles and be biased towards the Council agenda. An independent analysis of the SPV needs to be provided to residents.

4.0 Housing Management/ Leaseholders S20 update

No officers from Housing Management were present to provide an update.

JH advised that a letter will be sent out soon by Housing Management, to update residents of the current situation.

NG commented that it appears there is a real risk that the window of opportunity to do weather-tight works is running out and residents will be going through another winter with leaky roofs.

5. Terms of Reference and Code of Conduct

- 5.1 The Terms of Reference (ToR) for the Resident Engagement Panel has been discussed and the following minor amendments were suggested.
- Page 1, section 2 (2nd bullet point) "Allows residents to **inform officer** and have a say on the issues affecting them."
 - (Page 7) The panel will consist of **7 tenants' reps, 1 freeholder rep and 2 leaseholder reps** in line with the percentage of mix of tenure groups on the estate. Each group will have a pool of substitutes who they can nominate, if a representative cannot attend. The tenant, leaseholder and freeholders will have 2/3, 1 and 1 respectively.
- 5.2 Subject to the minor amendments, the Terms of Reference was agreed and adopted by the meeting.

Action: The amended ToR is circulated to members for information

- 5.3 The chair requested that the team produce an A4 summary sheet outlining the Roles & Responsibilities of representatives. The expectations of their roles, time commitments and training and support offered to fulfil the role. This information need to be provided when recruitment is carried out for new members.

(Action: BM to draft a summary sheet)

- 5.4 It was agreed that the representatives need to provide feedback to the rest of the residents in their tenure group in a structured way. It should be done through the Independent Residents Advisor.

6.0 Design Procurement update

- 6.1 JH advised that the recruitment process for the Development Manager/Master Planner should be completed by end of November 2015.
- 6.2 There will be a presentation by prospective bidders on the estate, so the residents can meet and talk to them.
- 6.3 Following the presentation the bidders will be interviewed by a panel consisting of 1 F/H, 2 T, 1 LH reps, IRA and officers and a councillor. The panel will assess the bids and recommend the best bid for the appointment.
- 6.4 EO confirmed that capacity building training will be provided to resident reps by STUF (the Independent Resident Advisor) so that they can effectively participate in the interview process.

7.0 Communication Strategy

- 7.1 The chair requested that a copy of the bi-monthly newsletter to be sent to her.

Action: Copy of the newsletter is sent Cllr Atkins and Cllr Cameron (Project Team)

- 7.2 NG highlighted that the new Notice Board is needed. The existing board is not adequate.

- 7.3 NG commented that fortnightly surgery needs to be publicised more.

Action: Put out new posters on Notice Boards and publicise in the newsletter.

8.0 AOB

- 8.1 FE commented that the 'Draft Offer' needs to be finalised. She asked when the information will be finalised. She highlighted that there were discussions about carving up freehold space on the scheme for freeholders. However, there is no written confirmation as to whether freehold properties would be available for freeholders on the scheme.
- 8.2 Queries were raised about mortgage difficulties. The council will need to provide clarification on what support it can provide to the residents.

Date of Next Meeting:

Monday 5th October 2015, Venue: The Rotunda, Cressingham Gardens Estate.