

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

**Venue: St Martin's Scout Hut, 18-28 High Trees, Tulse Hill, SW2 3PX**

**Time: 7pm-9pm**

**Minutes of the meeting: 10<sup>th</sup> October 2016**

### **Present:**

Cllr Mary Atkins – Chair (MA)	Ward Member, Tulse Hill Ward
Julian Hart (JH)	Capital Programme Manager, LBL
Anna Allan (AA)	Housing Projects Officer, LBL
Pamela Woodroffe (PW)	Resident Rep (Leaseholder)
Marcia Cameron (MC)	Ward Member, Tulse Hill Ward
Edward Ogundele (EO)	Independent Advisor, Strategic Urban Future/JVM Ltd (StUF)
Jason Hepworth (JHep)	Resident Rep (Tenant)

### **Apologies:**

George Sodoropoulos (GS)	Freeholder Rep, substitute for Fatima Elmoudden
Tom Keene (TK)	Resident Rep (Leaseholder)
Andy Plant (AP)	Resident Rep (Tenant)
Nicholas Greaves (NG)	Resident Rep (Tenant)

### **1.0 Welcomes.**

1.1 MA welcomed everyone and delivered apologies.

### **2.0 Minutes of the last meeting: 12<sup>th</sup> September 2016**

2.0 No minute amendments were put forward. September minutes approved.

### **3.0 Matters Arising & Actions.**

3.0 MA ran through action log. In point 61, EO stated that the Independent Advisors (IAs) were waiting for the improved Key Guarantees to be released before organising the lease and tenancy workshops.

3.1 In point 64 highlighting weathertight repairs, JHep stated his property was dealt with almost immediately. JHep has noticed splashing on boards at Papworth Way. PW stated no testing of works had been done to check quality. AA agreed to get post inspection information from repair team. **ACTION AA**

3.2 In point 65 regarding solicitor choices for the tenancy/lease work, EO stated IAs will discuss this when they next meet and make a decision.

- 3.3 AA confirmed for point 68 that email with financial advisor information was sent to PW on 13<sup>th</sup> September. EO added that residents should approach their bank in the first instance.
- 3.4 MA advised a mortgage factsheet is created for homeowners to read before approaching their bank. EO agreed to draft factsheet. **ACTION EO**

#### **4.0 Housing Management/ Leaseholder s20 Updates.**

- 4.1 AA stated weathertight repairs are continuing on the estate and if residents had questions, she could pose them to Joel, the site supervisor.
- 4.2 EO stated that Joel has been good and communication has got a lot better with the weathertight team recently.
- 4.3 PW stated service charges are 2.5 times what they were last year and asked if payments can be spread out. EO advised homeowners ask for breakdown of service charges to identify what costs are associated to weathertight works. MA said it needs to be clear what charges are for and how homeowners can get payment assistance. AA to collect service charge assistance information from leasehold team. **ACTION AA**

#### **5.0 Project Update**

- 5.1 JH explained the injunction has been put aside as part of the Judicial Review and that the council is pushing to get a hearing date as soon as possible. Three full days in court are required so there may not be a date secured until the New Year.
- 5.2 EO asked for information on the Aylesbury CPO. JH explained that housing CPOs are generally not lost if the process is followed and this decision shocked the industry. The main rationales were the nature of the deal on offer to leaseholders and a not very thorough equalities impact assessment. The offer to Aylesbury leaseholders gave them depressed values and left them unable to afford anything in the area. JH stated that Southwark are challenging this decision. JH stated the council's offer had been robustly reviewed in response to this decision.
- 5.3 PW stated she heard rumours of 4 beds being offered £175,000 at Aylesbury. JH explained this is part of the depressed values as there are no market equivalents. This shouldn't be a problem at Cressingham as there are street properties nearby to compare against and the updated Key Guarantees make an absolute commitment to market values.
- 5.4 AA delivered update on DMT site visits. PW said it would be good to see district heating systems in action. JH explained that these visits

are to see the general design finish and style of the sites. Once a DMT is in place, there will be opportunities to organise trips to look at heating systems in detail. MA suggested Friday 21<sup>st</sup> for site visits which was agreed by the panel. MA also suggested questions around service charges and how the DMTs interacted with residents during the regeneration were asked during visits. **ACTION AA**

- 5.5 AA handed out draft copies of the housing needs assessments. MA suggested members took copies away to read through for discussion at the next meeting.
- 5.6 JH outlined updated Key Guarantees and explained that consultation would run till 21<sup>st</sup> November and would be taken to Cabinet at the end of the year. MA stated it was important to keep reiterating the timeline for the estate including when the DMT are due to start.
- 5.7 JH ran through the improvements to the tenant Key Guarantees. JH explained they had been restructured and set out as principles with various mechanisms listed underneath outlining how each guarantee will be met. MA requested that simpler language was used.
- 5.8 JHep asked if after Homes for Lambeth (HfL) is incorporated, whether he still had the option to move to another council property or another borough. EO stated that all moves will go through the choice based lettings system and tenants will have the choice to bid on council properties and the same arrangements will exist for those wanting to move to another borough.
- 5.9 JH ran through improvements to homeowner Key Guarantees and highlighted the biggest change from shared equity to shared ownership. JH explained financially it's the same structure, but a different legal structure. PW asked if homeowners can still rent their homes out. JH advised that homeowners would have to notify the council but this request would not be unreasonably refused. JH stated that this was the same offer as in the original Key Guarantees.
- 5.10 PW asked if homeowners would have to pay the full cost of repairs and service charges if they don't own the whole property. JH stated that as homeowners use 100% of the services, they would have to pay the full costs.
- 5.11 MA asked if it was the same for S20 as a discussion is needed for those that no longer own all of their home. JH stated that different places have different policies. JH to report back. **ACTION JH**
- 5.12 JH stated that in the current Key Guarantees, if the council has to step in and pay a homeowner's mortgage off, the homeowner has to pay a 2.75% charge per annum to the council. JH explained that in the updated Key Guarantees, the council will set this rent at the amount that it costs the council to service that debt and will be proportionate to each case.

- 5.13 PW asked if the 2.75% is fixed. JH explained that the rate is fixed at the date of borrowing and stays the same throughout the borrowing period. MA stated that definition is needed for this rent as it is not the same as council rent and won't go up every year.
- 5.14 PW asked if this rent is applicable for rent rebate. JH suggested that if the homeowner has a certain amount of equity then they are not entitled. EO stated that the key is to identify at what stage a resident could be kicked out for non-payment of rent or mortgage.
- 5.15 JH stated that in the updated Key Guarantees, valuations will be done as if the condition of the fabric of the building is good.
- 5.16 AA stated that the Key Guarantees would be sent by post and email to residents and drop in sessions would be organised at the estate office. AA agreed to send consultation information to REP. **ACTION AA**

## **6.0 Independent Resident Advisor & Resident Reps Feedback**

- 6.1 PW delivered leaseholder feedback, including concerns regarding CPO and market values sparked by the Aylesbury decision. PW said information seemed to be in updated Key Guarantees.
- 6.2 MC asked if building could start on derelict land to give certainty to residents as they did at Clapham Park. MA stated that the master-planning phase needs to be completed first. MA and MC agreed to discuss wider piece of work on delays and impact to residents. **ACTION MC/MA**
- 6.3 PW stated that she is now on the TRA. EO confirmed that there are now two members of the REP on the TRA (AP and PW).
- 6.4 PW asked about place on website for residents to put questions to the REP members. All members agreed to think about the best way to do this. EO stated that council should be doing all it can to support resident rep members to fulfil their duties.
- 6.5 JHep delivered tenant feedback but confirmed all his points had been covered during the meeting.
- 6.6 EO delivered Independent Advisor feedback. EO explained that lots of housing management questions were being fielded by himself and AA. MC asked for them to be forwarded to her to look into.

## **7.0 AOB**

- 7.1 JH stated that a programme wide energy strategy is being developed and he would be happy to bring the presentation to a future meeting.
- 7.2 JH stated that a strategy for the future housing management of HfL was being worked on and that the consultants would like to meet with REP members to discuss the options. MA suggested a separate session is set up once timings are in place.

7.3 MC asked for a timeline to be shared with residents, for example on estate notice boards. JH stated that the timeline will be included in the Key Guarantee letter being sent out. **ACTION AA**

**Date of Next Meeting:**

Monday 7<sup>th</sup> November 2016