

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: 7th November 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)
Nicholas Greaves (NG)	Resident Rep (Tenant)
Edward Ogundele (EO)	Independent Advisor, Strategic Urban Future/JVM Ltd (StUF)
Jason Hepworth (JHep)	Resident Rep (Tenant)

Apologies:

Marcia Cameron (MC)	Ward Member, Tulse Hill Ward
Andy Plant (AP)	Resident Rep (Tenant)

1.0 Welcomes.

1.1 MA welcomed everyone and delivered apologies.

2.0 Minutes of the last meeting: 10th October 2016

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

3.0 Matters Arising & Actions.

3.0 MA ran through action log. Point 61: EO explained the Independent Advisors (IAs) are creating a shortlist of solicitors for lease/tenancy work independently of the council. NG said it would be good for reps to have an input into the shortlist and suggested Anthony Gold. EO explained that Lambeth solicitors won't be used to keep it completely independent but agreed to ask IAs if the shortlist can be shared with REP and Tenants' and Leaseholders' Council execs. **ACTION EO**

3.1 Point 69: weathertight works, AA confirmed works are tested. NG stated that some works were not watertight and requested more information on testing. **ACTION AA**

3.2 Point 70: EO presented his mortgage factsheet. MA requested information on how to do a credit check is added and PW requested rent, service charge and council tax is added to the list. **ACTION EO.** NG stated that the factsheet sets out a long term plan and should be shared with homeowners now so they can take action to get a

mortgage later on. AA agreed to discuss factsheet with comms.

ACTION AA

- 3.3 Point 74: AA to add S20 charges for those that don't own 100% of their home in Homes for Lambeth onto issue register. **ACTION AA**
- 3.4 Point 75: AA to add timeline to estate notice boards. **ACTION AA**
- 3.5 Point 76: MA/MC drafted delays document and it's being checked by legal. It probably won't be ready in time for JR hearing next week.
- 3.6 NG requested detail on future rents, service charges and council tax so residents can consider costs. MA requested information on Clapham Park and Myatts Field North is collated, costs are added to the issue register and service charge information is shared. **ACTION AA/EO**

4.0 Housing Management/ Leaseholder s20 Updates.

- 4.1 AA stated weathertight repairs are continuing on the estate and if residents had questions, AA could pose them to the site supervisor.
- 4.2 NG stated that work vehicles are parking on the conservation area. AA agreed to bring this up with the site manager. **ACTION AA**

5.0 Project Update

- 5.1 JH explained that the Judicial Review (JR) injunction asked for a whole suite of things but the council only agreed to a small list including not progressing CPO's and planning permission. The council can continue with everything else and the KGs are still in place. The JR decision will be out in early December. JH explained if the decision goes against the council, they will still honour buy backs/tenant moves that are near completion. JH stated it's hard to say how long KG's could be paused as it depends on which points are upheld.
- 5.2 JH explained that the DMT procurement shouldn't be affected by the JR and the council could get a decision passed to start masterplanning while any JR points are dealt with or a new follow on cabinet decision could be sought.
- 5.3 AA thanked the panel for attending the DMT visits and asked for activities to be added to the DMT workplan. MA requested youth engagement is added. **ACTION AA**
- 5.4 AA stated that dates for the future housing management strategy session would be sent out shortly to panel. NG requested this is extended to Tenants' Council Exec. **ACTION AA**
- 5.5 AA updated the panel on Key Guarantees and stated that an interim Q&A document developed from resident feedback would be sent out this week. NG has worked with tenant reps and EO to put a formal response together and the main issue is the loss of secure tenancies.

- 5.6 JH stated that the Myatts Field North lessons learnt document had been delayed but would be ready in Feb 2017. MA agreed to send out scrutiny documents that are in the public domain. **ACTION MA**
- 5.7 AA updated the panel on Crosby Walk and the work going on with tenants in the partially bricked up block to discuss regeneration and security concerns.
- 5.8 JH stated he will be discussing initial demolition notices at the January REP in preparation for them being sent out early next year.
- 5.9 AA stated that buy backs are now being completed and tenants continue to register for moves.

6.0 Independent Advisor & Resident Reps Feedback

- 6.1 EO delivered freeholder feedback, including information about a letter sent to Cllr Peck asking for consideration of a freeholder enclave. EO stated freeholders seem to be engaging more.
- 6.2 PW delivered leaseholder feedback, stating that the Key Guarantees booklet answered most of the questions she had been asked. PW stated that leaseholders are worried about money and the future.
- 6.3 NG delivered tenant feedback, explaining that he had been through the Key Guarantees with EO and the main comment is the loss of the secure tenancy as this will determine if people want to come back. NG discussed the London Tenants Federation Conference he had attended and agreed to share John Perry's presentation. **ACTION NG**
- 6.4 NG highlighted earlier actions relating to requests for more information on future rents and service charges and the IA's solicitor choices shortlist.
- 6.5 Panel members discussed how residents can contact their rep members, EO recommended that contact methods are advertised once the DMT starts masterplanning as people will engage more then. AA agreed to add names of panel members on the contacts page of the regeneration website. **ACTION AA**
- 6.6 JHep confirmed all his points had been covered during the meeting.
- 6.7 EO delivered Independent Advisor feedback. EO stated that the leasehold and tenancy workshops would be organised for Jan 2017 once the JR decision had been delivered.

7.0 AOB

- 7.1 AA stated that she will be organising Christmas drop-ins on the estate with EO.

Date of Next Meeting:

Monday 5th December 2016