

## Cressingham Gardens - 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: 9<sup>th</sup> January 2017**

### **Present:**

Mary Atkins- Chair (MA)	Ward Member, Tulse Hill Ward
Nicholas Greaves (NG)	Resident Rep (Tenant)
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 Resident Advisor, Strategic Urban Future/JVM Ltd (StUF)
Jason Hepworth (JHep)	Resident Rep (Tenant)
Andy Plant (AP)	Resident Rep (Tenant)

### **Apologies: N/A**

#### **1.0 Welcomes.**

1.1 MA welcomed everyone.

#### **2.0 Minutes of the last meeting: 5<sup>th</sup> December 2016**

2.1 Minutes were agreed.

#### **3 Matters Arising & Actions.**

- 3.1 MA ran through action log. Point 61: EO stated that leasehold and tenancy workshops will now be organised in late Jan/early Feb as the Judicial Review (JR) decision has been delivered. EO stated that the Independent Advisors (IAs) are also developing valuation workshops for homeowners. The valuer will be RICS registered and will not have worked with Lambeth before.
- 3.2 Point 75: AA stated that timeline posters are on the estate notice boards. AP explained that the key for the Rotunda notice board had been lost but a new lock will be fitted.
- 3.3 Point 76: MA stated that the regeneration delays document is still being worked on.
- 3.4 Point 77: EO confirmed the solicitor shortlist for leasehold and tenancy work will be shared with Leasehold and Tenants council once finalised by the IAs.

- 3.5 Point 79: Reps are keeping an eye out for cars parked on the conservation area. NG stated that gutters at Chandlers Way were not replaced and that roofers knocked the fence down behind numbers 3 and 4. NG requested information on when scaffolding would go up at the rear of Longford Walk. NG to email AA with details to pass to Area Office. **ACTION NG/AA**
- 3.6 Point 81: NG liaised with Altair and a meeting with Tenants Council Exec to discuss future housing management is being set up.
- 3.7 Point 84: AP, NG, JHep and PW agreed to have their names added to the 'contact us' page of the regeneration website. **ACTION AA**
- 3.8 Point 85: EO stated that current service charges are complicated. MA requested evidence from residents to take to cabinet and Matthew Bennett to discuss. **ACTION MC/MA**

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

- 4.1 AA explained that Joel from Morrisons has left the team and a new general manager and site manager are in place. AA agreed to send details of managers to REP and request details are sent by Housing Management to the estate. **ACTION AA**

#### 5 **Project Update**

- 5.1 NG asked about timescales for buy backs. EO stated that it can be from 3 to 6 months and depends on the resident and the complexity of the legal issues.
- 5.2 JH stated that a Development Management Team (DMT) had been chosen and is being signed off internally. JH explained the comms strategy has been developed and hoped to announce the chosen team in February. AA to share comms drafts with REP. **ACTION AA.**
- 5.3 MC requested site visits as part of the master planning process. JH explained that planning permission would be sought around summer 2018 so there is plenty of time to programme visits. MC advised that Lambeth should be clear on how much say residents will have in the design for the new estate and homes.
- 5.4 JH explained that in parallel with the design process, Lambeth will be conducting the Housing Needs Assessments to feed through to the design team.
- 5.5 JH confirmed the JR judgement had been delivered and the appeal to the High Court had been refused. JH explained that an appeal can be lodged with the Court of Appeal but from Lambeth's position, the judge was keen to wrap it up. On the issue of contractual Right to Buy, the Key Guarantee report going to cabinet explicitly leaves the issue open. At the end of the process of putting together the new

tenancies there will be a formal consultation on the contractual Right to Buy.

- 5.6 AA updated on Crosby Walk, confirming that the stairway has been bricked up.
- 5.7 MC asked where future meetings would be held. AP explained that 8 Longford Walk is not accessible. AA confirmed future meetings would be held at the Scout Hut and home visits can be conducted with anyone that can't attend the engagement hub at 8 Longford Walk.

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

- 6.1 EO gave freeholder update and explained that the main issue is still the discussion of a freehold enclave with Lib Peck which will be looked into once the master planning starts.
- 6.2 Leasehold feedback: PW asked if the new estate would have gas. JH stated that Lambeth are working towards no gas to be safer and reduce service charges.
- 6.3 PW stated Myatts Field North (MFN) had higher service charges, but believed they should be lower as estate is new. JH explained Lambeth was acutely aware of this and will try and keep charges down through the design process. JH stated that Altair are collecting service charge information to set comparables. NG stated that MFN revamped their district heating system which was expensive whereas Cressingham Gardens would have a new system. NG also explained that gas is getting more expensive and electric may be a better option for people on a budget.
- 6.4 JH stated that historically, Lambeth divided tenant service charges across the borough and leaseholders were done on a recharge basis. Homes for Lambeth (HfL) will do both tenant and leasehold service charges on a recharge basis and systems will have to be set up from the start so it works better than is currently does.
- 6.5 PW asked if the DMT contract takes account of residents. JH explained that an early version of the DMT contract came for Somerleyton Road (that has no residents). The new DMT contract has resident engagement included. AA to send draft contract to REP.

### **ACTION AA**

- 6.6 PW asked about shared ownership and the possibility of forfeiting the capital part of your property through rent arrears evictions. JH said this will come out in leasehold workshops and there are ways of building in protection so this isn't the case.
- 6.7 MC asked about option to return. JH explained that once all existing residents have been rehoused on the rebuilt estate, Lambeth will approach the returners and see if they would to take up the offer.

There is not a guarantee there will be a property available that fits their needs although there usually is space for all returners. Very few people take up the return offer once they have settled in their new home off the estate.

- 6.8 JH explained that there is a different procedure for those that were temporarily moved off the estate for medical/vulnerability needs or to progress the next phase of the development. These residents would have a right to return which is covered in the Key Guarantees. EO explained that normally in regeneration, until the compulsory purchase order has been served, there is no choice to return.
- 6.9 MC asked if white goods would be included in new homes. JH confirmed cookers would be and Lambeth are looking into which would be more cost effective, to move everyone's white goods from their old to new properties, or to provide new white goods.
- 6.10 EO raised concerns about those choosing the option to return and when they would receive their home loss payment.
- 6.11 PW asked about mortgage holidays and flexibility. JH stated this would be up to the mortgage lenders and if Lambeth stepped in to pay off mortgage, the resident would still have equity that they could remortgage against. PW said more examples were needed to explain the options. EO said workshops will take place to go through options.
- 6.12 MA said shared owners need to understand they will always pay the rent element. JH explained residents can staircase but value of property shares will increase too.
- 6.13 JH stated the Key Guarantee booklets will be reissued in spring 2017. PW requested that the booklets are dated for version control.
- 6.14 Tenant Feedback: AP asked if disabled residents have to use their home loss payment to pay for aids and adaptations. JH confirmed that aids and adaptations are paid for directly by the council.
- 6.15 NG and JHep said their points had been covered in the meeting.
- 6.16 IA Feedback: EO stated that once the DMT had been announced, adverts for new REP members would go out and workshops and valuation sessions would be publicised.
- 6.17 MA requested that young people were kept on the DMT plan.
- 6.18 MC requested that list of stakeholders was shared with REP.

## **ACTION AA**

## **7.0 AOB**

- 7.1 No AOB raised

## **Date of Next Meeting:**

6<sup>th</sup> February 2017