

## 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: Monday 6<sup>th</sup> March 2017

### Present:

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)
Edward Ogundele (EO)	Independent Resident Advisor, Strategic Urban Future/JVM Ltd (StUF)
Jason Hepworth (JHep)	Resident Rep (Tenant)
Nicholas Greaves (NG)	Resident Rep (Tenant)
Andy Plant (AP)	Resident Rep (Tenant)
Fatima Elmoudden (FE)	Resident Rep (Freeholder)

### Apologies:

Marcia Cameron (MC)	Ward Member, Tulse Hill Ward
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#### 1.0 Welcomes.

1.1 AA welcomed everyone.

#### 2.0 Minutes of the last meeting: 6<sup>th</sup> February 2017

2.0 Minutes were agreed.

2.1 PW stated that she was concerned about electric only homes and a potential future of unstable power supplies. AA agreed to add the issue to the risk register. **ACTION AA**

#### 3.0 Matters Arising & Actions.

3.0 AA ran through action log. Point 76: MA stated that the regeneration delays document is still being worked on.

3.1 Point 77: EO stated the solicitor shortlist is now ready and that he would get a copy of it. **ACTION EO**

3.2 Point 92: NG stated that fence was still down at Chandlers Way and a further fence was down at the end of Hambridge Way. NG also reported a pile of earth that has been left on open grass at the end of Crosby Walk near the park. AA agreed to highlight issue with the repairs team. **ACTION AA**

3.3 Point 94: MA stated that she is waiting for a response to the service charge enquiries.

- 3.4 Point 95: AA now has notice board keys so can display posters.
- 3.5 Point 96: AA confirmed buy back information will be in the next newsletter. MA asked what else would be in the newsletter and suggested getting quotes for members about what it is like being on the REP.
- 3.6 PW explained it was difficult for people to contact resident reps and suggested email addresses or notes through letterboxes. AA agreed to set up email addresses for each of the resident reps. **ACTION AA**
- 3.7 Point 97: NG stated the skills audit was too general and instead had spoken to EO about training ideas. EO stated the skills audit was about identifying gaps so training can start to be developed.

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

- 4.1 AA stated that weathertight works are coming to an end and a meeting had taken place last Thursday for residents to report outstanding works. NG explained works are still required at Scarlette Manor Way.
- 4.2 AP stated this was raised at Thursday's meeting and the repairs team agreed to get the roofs inspected. AP stated the only work to be done at Scarlette Manor Way was the asphalt removal. MA said she was told the roofs had been visually inspected.
- 4.3 MA explained the main problem was that no log of complaints was kept by the weathertight repairs team which makes it hard for councillors to check them. MA said she needed evidence of outstanding repairs. AP explained he had photos but would need consent from the property's residents to share them.
- 4.4 PW said that contractors were very vague when they came to inspect her property and didn't take her contact details.
- 4.5 FE stated that all properties should be checked, not just those that have reported problems. FE explained her gutters were not done properly and is still awaiting information on damages from the council.
- 4.6 EO stated that housing management issues should be removed from the REP agenda. AP said that housing management should do a regular surgery for residents to attend. NG stated that a point of contact is required for the works and that a letter with clear timelines should be sent to the estate. MA requested that anyone with outstanding issues should contact her or MC.

#### **5.0 Project Update**

- 5.1 JH explained the Development Management Team (DMT) will be announced this month with the expectation that the team will attend the next REP meeting.
- 5.2 JH stated the Key Guarantees (KGs) will go to Cabinet on 23rd March as it has been pushed back from 13<sup>th</sup> March.
- 5.3 NG stated he had emailed in his KGs comments during the consultation period. AA confirmed all comments were collected and fed into the report and agreed to send the report to the REP once published. **ACTION AA**
- 5.4 JH outlined the spring timetable, including the future housing management scope of services that Altair will be working on in April. JH stated that this would be communicated out with a request for feedback, but would not be a formal consultation. NG asked if there would be a workshop. JH stated that Altair would probably be invited to a DMT meet and greet session rather than have their own event.
- 5.5 JH stated that future tenancies and leases are being worked on till mid-autumn and then will be taken to council Cabinet. The formal consultation will be in July. One of the Independent Advisors (IAs) workstreams is to get legal advice on the new tenancies and leases.
- 5.6 FE asked where freeholders stood. JH explained that the council had not prepared anything as freeholds are not being offered by Homes for Lambeth (HfL). However if a freehold enclave is decided on at Cressingham, then this would be looked into further.
- 5.7 JH confirmed the freehold enclave would be looked at during the masterplanning stage. NG asked if another request for the enclave discussion should be put into cabinet. JH said this would be the correct meeting for residents to request this.
- 5.8 JH confirmed that Initial Demolition Notices (IDNs) will be served in mid to late April. The purpose is to pause Right to Buy applications. EO explained that tenants could still put in an application, but it would not be processed until the notice elapsed. AA agreed to send the draft notices to the REP. **ACTION AA**
- 5.9 AP requested that residents are informed before the notice is made public and he stated that this did not happen at Fenwick. JH confirmed that no IDN's had been served at Fenwick.
- 5.10 AA asked EO to leave the room then introduced the Independent Advice scope of service for the re-procurement.
- 5.11 AP stated he was confused by IAs feeding back to the council on regeneration processes and asked if they worked for the residents or the council. MA stated they would feedback to the council on behalf of residents. AA agreed to make the statement clearer. **ACTION AA**

- 5.12 MA stated the scope was a bit generic. AA explained that detail for each estate would be added once all the tenderers workplans had been received and would be listed out in the contract.
- 5.13 AP asked about legal advice. JH explained there were different forms, if a homeowner chooses to sell back to the council or take up one of the KG offers, for example shared ownership, then they would be able to instruct their own solicitor. Independent legal advice would be mediated by the IAs and they would access this advice to provide comments on documentation.
- 5.14 AP asked who liability would lie with if an IA provided incorrect legal advice. JH explained that IAs do not provide legal advice, instead documentation with comments would be passed to lawyers after a workshop and they would then provide written feedback to IAs.
- 5.15 AA provided copies of the Mayors consultation on estate regeneration to the REP and explained that the deadline for feedback was 14<sup>th</sup> March 2017. REP members took the copies away to look at.

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

- 6.1 EO welcomed back FE and explained he had got her up to date and had introduced her to the terms of reference. FE stated she was glad to be back.
- 6.2 EO stated the enclave had been discussed again. JH stated this would be picked up in the valuation workshop.
- 6.3 PW reiterated that it is hard for people to find their resident rep and they need to be accessible to people that don't have the internet. AA agreed to put information on where to post info to the REP in the next newsletter. **ACTION AA**
- 6.4 EO stated it has been difficult for the REP but the atmosphere on the estate is lightening. More people have been attending his weekly drop in and want to know what is going to happen next on the estate. EO explained that once the DMT is in place, the REP members should be around more and get their faces known. NG stated that the REP members also have to face the pressures of regeneration and are only able to do as much as they can.
- 6.5 JHep stated that he attended the tenancy workshop and that it went really well. AP said the workshop was interesting and they tested EO with questions and he came back with lots of general answers. EO explained this related to ground 8 and 11 in the tenancy agreement and he didn't believe Homes for Lambeth (HfL) would use these.
- 6.6 AP stated that residents were perturbed that the HfL tenancy could be altered at town hall level. EO stated he had raised this in a report he sent to Lambeth. JH stated that the handbook could be altered but

not the tenancy agreement. AP explained the possibility is there for cabinet to change it. EO stated this is very unlikely.

- 6.7 NG suggested that something similar to the triple lock system for HfL should be used to make it as difficult as possible to change the tenancy agreement.
- 6.8 EO delivered IA feedback and stated that residents are anxious to know when the DMT will be named and about the housing needs assessments and where they will live on the rebuilt estate. EO also stated he is seeing more vulnerable residents that need support with benefits etc. and they are not getting the information they need from CAB and the council. AP stated that 60% of welfare advice provision has gone in the borough. MA advised that One Lambeth should refer people to the relevant organisation and that Every Pound Counts is a good service. AA agreed to send the Every Pound Counts link to the REP. **ACTION AA**
- 6.9 EO stated that the valuation and lease workshops have been organised. The valuation workshop will be run by an independent RICS registered surveyor and the lease workshop will look at and compare the standard and new leases. FE said the workshops were not relevant to her as a freeholder. EO suggested she and other freeholders attend so they can make a choice based on the information provided.

## **5 AOB**

- 9.1 No AOB raised

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

3<sup>rd</sup> April 2017