

Cressingham Gardens - Resident Engagement Panel (REP)

Venue: St Martin's Learning Centre, 220 Upper Tulse Hill, SW2 2NS

Time: 7pm-9pm

Minutes of the meeting: Monday 3rd April 2017

Present:

Mary Atkins- Chair (MA)	Ward Member, Tulse Hill Ward
Marcia Cameron (MC)	Ward Member, Tulse Hill Ward
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)
Nicholas Greaves (NG)	Resident Rep (Tenant)
Fatima Elmoudden (FE)	Resident Rep (Freeholder)

Apologies:

Jason Hepworth (JHep)	Resident Rep (Tenant)
Andy Plant (AP)	Resident Rep (Tenant)
Julian Hart (JH)	Capital Programme Manager, LBL

1.0 Welcomes.

1.1 MA welcomed everyone.

2.0 Minutes of the last meeting: 6th March 2017

2.0 Minutes were agreed.

3.0 Matters Arising & Actions.

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

3.2 Point 77: EO is waiting for the solicitor shortlist from the Independent Advisor who put it together.

3.3 Point 92: NG said he would check if fence was still down at Chandlers Way. NG confirmed the pile of earth is still on open grass at the end of Crosby Walk.

3.4 Point 94: MA stated Matthew Bennett had the information and he agreed to respond. MA to chase for update. **ACTION MA**

3.5 Point 100: AA confirmed the REP email addresses are on the website and will be in the next newsletter.

3.6 Point 101: AA confirmed the Key Guarantee (KG) Cabinet report was sent to REP. AA agreed to send Cabinet minutes out. **ACTION AA**

3.7 Point 103: AA stated the IA scope of service had been edited in line with REP comments.

- 3.8 MC requested monthly updates on voids, buy backs and temporary accommodation. **ACTION AA**
- 3.9 PW recommended getting quotes from people that have moved to share with residents. AA agreed to discuss with team. **ACTION AA**

4.0 Housing Management/ Leaseholder s20 Updates.

- 4.1 NG asked for an update on the Scarlette Manor Way weathertight works. MA said she hadn't received a response yet but would chase. **ACTION MA**

5.0 Project Update

- 5.1 AA updated on the Key Guarantees (KG) Cabinet decision including the recommendation that the cabinet member for housing and the strategic director for neighbourhoods and growth would have the delegated authority to change the KG mechanisms if there was a requirement to do so by changes to government legislation. AA also outlined the recommendation that substantive changes to the mechanisms would have to get a further cabinet decision, subject to consultation. AA advised the new Key Guarantee booklets will be delivered soon. MC stated that it seems like there is a 'back door' that officers can make changes and she is not happy with it. AA stated a letter explaining the KG cabinet decision would be sent to residents soon.
- 5.2 FE asked if the new KG's specifically mentioned freeholders and requested a meeting with Matthew Bennett. AA confirmed no additional information regarding freeholders had been included.
- 5.3 AA updated the panel on the Central Hill Cabinet decision for full redevelopment.
- 5.4 AA updated the REP on the Development Management Team timeline including finance sign off, call in periods and initial meet and greet events. The resident members agreed a weekend date between 2pm-6pm at the Rotunda and other evening date at the hub would be suitable.
- 5.5 AA outlined the spring timetable, including the future housing management engagement that Altair will be working on in April. NG explained Altair had been to Tenants' Council Exec and stated that a range of different contractors might be used to do different works but the council maintains HfL is a shell company.
- 5.6 AA stated that future tenancies and leases consultation will start in summer.
- 5.7 AA stated that a public information notice (PIN) has been sent out for the re-procurement of the Independent Advice services across the programme.

6.0 Independent Resident Advisor & Resident Reps Feedback

- 6.1 FE stated there was not much going on. EO confirmed only around 8 resident freeholders are living on the estate.
- 6.2 PW stated she had been asked about the elective nature of the REP and how people join. MA stated it would be good to have something written down explaining to role of a resident rep and the training on offer to members. **ACTION AA/EO**
- 6.3 EO stated the valuation workshop will take place on 6/4/17. MC requested EO write a report on his work with residents. **ACTION EO**
- 6.4 PW said she was perturbed by the new lease and would give feedback to EO. EO explained that the workshop looked at the shared ownership lease approved by the HCA and those that buy outright will have a different lease. The shared ownership/zero rent lease is not ready yet but will be by summer.
- 6.5 NG did not have any tenant feedback.

7.0 AOB

- 7.1 EO asked for all resident reps to complete the skills audit with him so he can organise training. EO is looking into CABE and CIH training to help members understand the design process.
- 7.2 MA asked about training opportunities being offered across the other REPs in the programme. AA agreed to look into this. **ACTION AA**
- 7.3 MC advised that a new chair should be found that is not linked to Lambeth or Cressingham Gardens and that the council should be willing to pay for a chair, e.g. from ACAS. MA agreed that this should happen once the Development Management team is up and running.
- 7.4 MC explained she will become Mayor on 19th April 2017 so may not be at as many meetings as before but hopes to come along as often as she can. The group congratulated MC on her new role.
- 7.5 AA explained a new project officer will be joining the team in April and will be helping on Cressingham Gardens.

Date of Next Meeting:

8th May 2017