

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 8th May 2017

Present:

Mary Atkins- Chair (MA)	Ward Member, Tulse Hill Ward
Marcia Cameron (MC)	Ward Member, Tulse Hill Ward
Anna Allan (AA)	Project Manager, 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)
Andy Plant (AP)	Resident Rep (Tenant)
Abdul Haque (AH)	Housing Projects Officer, LBL
Julian Hart (JH)	Capital Programme Manager, LBL

Apologies:

Jason Hepworth (JHep)	Resident Rep (Tenant)
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1.0 Welcomes.

- 1.1 MA welcomed everyone.
- 1.2 Panel members introduced themselves to new member, AH.

2.0 Minutes of the last meeting: 3rd April 2017

- 2.0 Minutes were agreed.

3.0 Matters Arising & Actions.

- 3.1 AA ran through action log.
- 3.2 Point 76: MA stated that the regeneration delays document is still being worked on.
- 3.3 Point 77: JH confirmed that a legal firm has been selected to provide legal support to the IAs across the estates on the new tenancies and leases following a tendering process. EO confirmed he will find out from the IA team what the shortlist was and why an opportunity was not given to the REP panels to view the shortlist prior to selection.

ACTION EO

- 3.4 Point 94: MA confirmed that Matthew Bennett has left his role. However, she has clarified that there is now a team in place to deal with S.20 Leaseholder enquiries and more resources and have been apportioned to this work. AP and PW reported that residents are still

have issues with resolving these. MA to report these leasehold issues. **ACTION MA**

- 3.5 Point 106: AA sent an email to REP with Cabinet minutes.
- 3.6 Point 107: AA has added update box on Action Log.
- 3.7 Point 108: AH reported that he has appointments booked with Cressingham Garden residents to get feedback on their moves. MA requested that we get good news stories from other estates also if possible. **ACTION AA**
- 3.8 Point 109: REP panel members report some outstanding weather tight repair issues. MA to chase Scarlett Manor Way weather tight works. **ACTION MA**
- 3.9 Point 110: AA reported that on other estates the DMT team has provided REP training. EO advised he has sent out a skills audit to identify any training needs. EO/AA to look into organising training for REP members. **ACTION AA/EO**
- 3.10 Point 111: AA advised the role responsibilities are covered in the terms of reference. EO advised he talks through the role with any interested residents. MA requested we provide something simple explaining the REP role and responsibilities to provide to residents. AA to include role of REP member to the website. **ACTION AA**

4.0 Housing Management/ Leaseholder s20 Updates.

- 4.1 Agreed to take this off the agenda. AH to remove from future agendas. **ACTION AH**

5.0 Project Update

- 5.1 AA advised that Mott McDonald have been appointed as the DMT. The cooling off period has been passed without a call in. A welcome event will be organised for a Saturday and an Evening in July so residents can meet the team. The DMT will also be invited to the next REP meeting. AA opened the meeting to suggestions for what could be discussed with them.
- 5.2 PW suggested information and visits to sites Mott McDonald have managed previously and speaking with residents. Meeting with Tenants Association on such schemes.
- 5.3 AP wanted to know Mott McDonald's plans for community engagement. Eg Regularity of newsletters.
- 5.4 JH suggested Mott McDonald explain the first two RIBA stages and what it will entail for residents. AA to put all of the above suggestions to Mott McDonald prior to next meeting. **ACTION AA**
- 5.5 AA updated that a ramp has been installed at the hub for wheelchair access. Blog post has been placed on the website.
- 5.6 AA updated on voids on Cressingham Gardens.

- 5.7 AA stated the team are progressing the moving of remaining residents on Crosby walk. JH advised once cleared LBL will look to progress demolition of this area because of housing managements concerns. PW requested information on interim uses for this area if demolished. JH advised we will only have a clear idea closer to such a time if alternative uses are appropriate.
- 5.8 MA queried when next newsletter will be going out. AA advised, this will be as soon as a date for welcome visits are agreed with Mott McDonald.
- 5.9 JH advised that Key Guarantee improvements had been signed off and booklets will be issued to residents by the end of May.
- 5.10 JH advised that questions had been raised by residents if there will be increased cost of s20 service charge requests to leaseholders on the new estate. JH advised that new estate will work with a sink fund which will put in reserve an amount via service charge from all residents to pay for any major works required.

6.0 Independent Resident Advisor & Resident Reps Feedback

- 6.1 EO stated that freeholders were waiting for the master planning process to begin. FE stated that there was no update. FE raised concerns with district heating on the new estate following speaking with residents on Myatts Field North. NG raised issue of control of a supplier who has a long term contract agreed. AP requested that residents are consulted before any contract is agreed with a District Heating supplier. MA/MC to seek info on heating systems and campaign to GLA. **ACTION MA/MC**
- 6.2 PW stated that email addresses allow for residents to contact her more easily.
- 6.3 AP advised that he has been getting questions from residents asking if they should move. Has been advising to do what is best for them.
- 6.4 EO advised he had been getting questions about differences between secure and assured tenancies. He has also been signposting temporary accommodation residents that have been coming to see him. Vulnerable residents are being well supported on the estate.

7.0 AOB

- 7.1 PW raised issue of trees not being maintained and managed on Cressingham gardens. AA to provide information on tree team to PW. **ACTION AA**
- 7.2 NG advised that trees had caused damage on the estate and this will need to be managed on the new estate especially as we border

Brockwell Park. JH advised he will raise this with Altair for future Housing Management.

Date of Next Meeting:

5th June 2017