

Cressingham Gardens - Resident Engagement Panel (REP)

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

Time: 7pm-9pm

Minutes of the meeting: Monday 5th June 2017

Present:

Mary Atkins- Chair (MA)	Ward Member, Tulse Hill Ward
Anna Allan (AA)	Project Manager, LBL
Abdul Haque (AH)	Housing Projects Officer, LBL
Julian Hart (JH)	Capital Programme Manager, LBL
Pamela Woodroffe (PW)	Resident Rep (Leaseholder)
Edward Ogundele (EO)	Independent Advisor, Public Voice
Nicholas Greaves (NG)	Resident Rep (Tenant)
Fatima Elmoudden (FE)	Resident Rep (Freeholder)
Barry Winterton (BW)	Director (Mott MacDonald)
Nick Walford (NW)	Development Manager (Mott MacDonald)
Louis Blair (LB)	Resident Engagement (Communities First)
Rebecca Woodward (RW)	Architect (Conran & Partners)

Apologies:

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

Welcomes.

- 1.1 MA welcomed everyone.
- 1.2 Panel members introduced themselves to Mott MacDonald team.

1.0 Minutes of the last meeting: 8th May 2017

- 1.0 Minutes were agreed.

2.0 Matters Arising & Actions.

- 3.1 AA ran through action log.
- 3.2 Point 76: MA to update after elections.
- 3.3 Point 77: EO updated that the independent advisors are progressing through the review of tenancies and leases with the legal advisors.
- 3.4 Point 108: AH reported that he has visited two residents that have moved from Cressingham Gardens and have provided feedback for

good news stories, we also have a feedback from a Central Hill resident that has moved recently. To be used as a blog post for resident feedback in coming weeks.

- 3.5 Point 109: MA reports that she has been advised that weather tight repairs have now been completed. NG advised that he thinks there may still be some outstanding works. Agreed that residents on Scarlette Manor Way need to report these directly if any issues arise.
- 3.6 Point 112: MA advised that Leasehold team is now in place to deal with leasehold queries.
- 3.7 Point 113: EO waiting for skills audit to organise training.
- 3.8 Point 115: NG reports trees on the estate continue not be managed by onsite team. AA suggests a joint visit between Housing Officer, Regeneration team and REP panel members. Panel agree to raise future housing management issues during individual REP updates. AA to organise joint walk around. **ACTION AA**
- 3.9 Point 116: There is a lobby going on to alter planning rules on district heating systems. MA/MC to keep group informed. NG raised issue long term district heating contracts. JH advised Lambeth are looking at different ways in which contracts for district heating can be set up.
- 3.10 AA updated on voids on Cressingham Gardens. PW requested curtains are put up in voids. AA confirmed that voids team are required to secure and put curtains up in new voids.
- 3.11 MA requested minutes and agenda and sent out a week prior to REP meeting. **ACTION AH**

4.0 Mott MacDonald Introduction

- 4.1 NW advised that MM await final sign off on the contract, should be completed in the coming weeks
- 4.2 NW introduces himself to the panel as Development Manager and the main point of contact for the project. NW detailed the other firms working with MM to provide expertise in specific areas through the project.
- 4.3 BW introduces himself to the panel as a director at MM. BW's role will be to oversee the whole project and ensure the team have the necessary support to deliver the project.
- 4.4 LB introduces himself to the panel as Resident Engagement Consultant with Communities first. Will focus on community engagement and development. Will also work closely with the architects to gain community engagement through the design process.
- 4.5 Rebecca Woodward introduces herself as an architect with Conran and partners. She works closely with Lee Davis who will be the lead Architect on the project.

- 4.6 PW suggested the Green Man Lane estate, Ealing would a good site to visit to understand how the residents were engaged through the design process there.
- 4.7 NW explained RIBA stage 1. The team will begin working on this to get a full and clear understanding of the brief. MA raised issue of some residents on Cressingham Gardens still not engaging with the regeneration process and making any visitors and subcontractors aware of this when visiting site. JH advised important that residents are made aware before anything takes place on the estate. MA wants the REP panel to be made aware of any information being sent to residents before it goes out.
- 4.8 AA advised that Housing Needs Assessment will give us more accurate information on any translation needs required by residents.
- 4.9 MA advised that it is important we think about how temporary accommodation residents are included in future events on the estate. Also agreed that newsletters are to be sent to TA residents with a letter explaining position of TAs. **ACTION AH**
- 4.10 NG asked if future voids will be rented on the private market. JH explained the reason for slow down on TAs on the estate is part of a wider council strategy to spread TAs across all estates to allow for easier future management. The use of future voids will be better planned once we have a phasing plan in place which will better inform how and length of time voids could be used for re-housing.
- 4.11 NW advised that the team will start by understanding existing information, begin to see what further information is required and begin engagement with stakeholders.

5.0 Project Update

- 5.1 AA reports the updated key guarantees have now been published and sent to residents.
- 5.2 AA reports further discussions have taken place in regards to initial demolition notices (IDNs). IDNs are legal notices for secure tenants, so demolition can occur in next 7 years, put in place to stop right to buy applications. The soft launch letter will be posted two weeks before the notice, cover letter and explainer leaflet are to be hand delivered with the notice. Copies will be sent to homeowners for reference, and separate letters for reference will be sent to TAs. AA to send IDN letters to REP for review. **ACTION AA**
- 5.3 JH advised that cabinet decision to incorporate Homes for Lambeth has been made. Incorporation to take place in the next few weeks.
- 5.4 JH confirmed finances to proceed with buy backs remain on target to be in place for autumn.

6.0 Independent Resident Advisor & Resident Reps Feedback

- 6.1 Freeholder update: FE requested any information on freeholder plots on estates that Mott MacDonald have been involved in. NW confirmed separate engagement will take place with freeholders.
- 6.2 Leaseholder update: PW stated that no emails have been received. PW stated she has had reports of poor phone signal across the estate. Panel confirmed this can be looked at later in the design stage. PW wishes to send out a “sound bite” in relation. AA agreed to see if we have any information to send out in relation to this. **ACTION AA**
- 6.3 NG confirmed the art exhibition on estate has been featured in Evening Standard. MA confirmed permission was sought to run the exhibition. MA to find out what time frame the exhibition will be up for. **ACTION MA**
- 6.4 Tenant update: NG reported he had been contacted by a TA resident in relation to issues in their home. MA requested she is emailed the details separately so she can look into the issues.
- 6.5 IA update: EO confirmed he is working on a simpler terms of reference. EO and communities first to meet once DMT are on site to work out engagement strategy. EO has new training he has become aware of, and will send details to NG.

7.0 AOB

- 7.1 PW advised that the incorporation and design on the Lillian Bayliss development worked well and would be a good reference point for Cressingham Gardens.
- 7.2 AA suggested images of other estates to give residents a feel for different designs can be placed in the hub. BW suggested a comments are for residents to come in and make any comments on the design work while in the hub.
- 7.3 EO confirmed that his Wednesday drop in sessions are solely held at the hub now and communication has gone out to residents.

Date of Next Meeting:

3rd July 2017