

## 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 3<sup>rd</sup> July 2017**

### **Present:**

Mary Atkins- Chair (MA)	Ward Member, Tulse Hill Ward
Anna Allan (AA)	Project Manager, LBL
Abdul Haque (AH)	Housing Projects Officer, LBL
Pamela Woodroffe (PW)	Resident Rep (Leaseholder)
Edward Ogundele (EO)	Independent Advisor, Public Voice
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
Nicholas Greaves (NG)	Resident Rep (Tenant)

### **1.0 Welcomes.**

1.1 MA welcomed everyone.

### **2.0 Minutes of the last meeting: 5<sup>th</sup> June 2017**

2.1 Minutes were agreed.

### **3.0 Matters Arising & Actions.**

3.1 AA ran through the action log. Point 76: Update due after elections. To remain on log.

3.2 Point 113: EO has completed a skills audit with NG and PW. Skills audit with FE and JHep remain outstanding.

3.3 Point 118: Newsletter went out to TA residents with a cover letter on 20/06/2017. Following which two TA enquiries were dealt with by the team. Next Newsletter due in early August. Deadline for REP panel members to add any content of the 3<sup>rd</sup> week of July. Any content to be emailed to AH.

3.4 Point 119: Tree walk around took place on 14/06/2017. AA reports Tree Officer only able to deal with mature trees, any saplings to be dealt with through estate maintenance. Tree Officer will be dealing with 6 mature trees, Housing Officer to report saplings to maintenance team. AH to pass details of Housing Officer Ijeoma to PW. **ACTION AH**

- 3.5 Point 120: AA advised that phone signal issues for the re-built estate will need to be further explored as master planning progresses.
- 3.6 Point 121: MA advised that art exhibition on CGE should be down end of the month.
- 3.7 Point 122: IDN example notices and letters sent to REP for comment by AA. IDN's have currently been paused across the programme and are due to re-convene early in the New Year.
- 3.8 AA went over the voids numbers on the estate. AA advised that new example valuations will soon be going up on the Lambeth regeneration website. Tenant moves have slowed down across the estate currently.

#### **4.0 Project Update**

- 4.1 AA provided project update. Final sign off of the Mott MacDonald contract is due in coming weeks. Both legal teams are still working through some of the finer points of the contract. More detailed profiles for the Mott MacDonald team will be included in the next newsletter.
- 4.2 Homes for Lambeth was incorporated on the 03<sup>rd</sup> July 2017. More information on this will be going out with the information in relation to the new tenancies and leases.
- 4.3 Housing needs assessments will be beginning on the estate in the coming weeks. Letters will be going out to the estate to explain the housing needs assessments and how they will be carried out. Information on the housing needs assessment will also be included in the next newsletter.
- 4.4 Initial demolition notices have been postponed across the programme as other areas of work are prioritised. Currently these are being planned for the new year but this may change based upon the number of right to buy applications received.
- 4.5 Team have worked on a "contact list" of residents we have yet to engage with across the estate. We will be working over the summer to contact these residents to ensure we have engaged with as much of the estate as possible.
- 4.6 Vulnerable residents across the estate who require money advice can be referred to the "every pound counts" advice service.

#### **5.0 Independent Resident Advisor update and Resident Rep updates**

- 5.1 Freeholder update: FE requested the reasons for the regeneration of CGE. MA advised that these are laid out in the cabinet report. AH to forward on copy of cabinet report to FE. **ACTION AH**
- 5.2 FE requested clarification on the freeholder position on the rebuilt estate. AA advised that through the master planning process there will be separate freeholder sessions by DMT.

- 5.3 Leaseholder update: PW questioned the stair casing on the rebuilt leasehold properties. EO advised that stair casing is being scrutinised by the independent advisers with the legal advisers.
- 5.4 PW reports fridges and other items being fly tipped on the estate. AA advised that it would be quickest report issues via the main contact centre number so someone can get out as soon as possible. MA advised she will email housing management about incidents of fly tipping. **ACTION MA**
- 5.5 IA and Tenant update: EO reports he has had a number of upset families contact him as their children over the age of 21 will not be suitably housed on the new estate, and this is causing break up if families. EO reports other councils allowing for children over 21 years who can show prove of living at the property being included in the rehousing. He also understands housing associations have had legal action taken against them on the same issue, MA requested details and evidence of both issues sent to her so she is able to raise appropriately. **ACTION EO**

## **6.0 AOB**

- 6.1 PW asked whether Mott McDonald will be at the next REP. AA advised that if contracts are signed, Mott McDonald may have one representative at the next REP. However this will be decided closer to the time of the next REP.
- 6.2 EO request REP members to think about what areas of expertise they may wish to specialise in through the design process. Will allow EO to think ahead on the suitable training they may require.
- 6.3 AA reports that Councillor McGlone visited the estate with Rachel Sharpe and met a resident and learnt more about the estate.

## **Date of Next Meeting:**

7<sup>th</sup> August 2017