

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 7th August 2017

Present:

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| Cllr Mary Atkins- Chair (MA) | Ward Member, Tulse Hill Ward |
| Cllr Paul McGlone (PM) | Deputy Leader of the Council (Investment and Partnerships) |
| Anna Allan (AA) | Project Manager, LBL |
| Pamela Woodroffe (PW) | Resident Rep (Leaseholder) |
| Edward Ogundele (EO) | Independent Advisor (Public Voice) |
| Fatima Elmoudden (FE) | Resident Rep (Freeholder) |
| Evette Phipps (EP) | Resident (Observer) |

Apologies:

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| Nicholas Greaves (NG) | Resident Rep (Tenant) |
| Jason Hepworth (JHep) | Resident Rep (Tenant) |
| Andy Plant (AP) | Resident Rep (Tenant) |
| Julian Hart (JH) | Estate Regeneration and Housing Delivery Programme Consultant, LBL |
| Abdul Haque (AH) | Housing Projects Officer, LBL |
| Cllr Marcia Cameron (MC) | Mayor of Lambeth |

1.0 Welcomes.

- 1.1 MA welcomed everyone and introduced PM and EP.
- 1.2 PM is attending the REP to understand the issues being discussed across the estates forming part of the regeneration programme.
- 1.3 EP is attending as resident observer to understand more about the REP before deciding whether to join the REP.

2.0 Minutes of the last meeting: 3rd July 2017

- 2.1 Minutes were agreed.

3.0 Matters Arising & Actions.

- 3.1 MA ran through action log. Point 76: MA still waiting for the go-ahead to launch the delays document.
- 3.2 Point 113: EO stated that he needs to complete the skills audit with FE and JHep.

- 3.3 Point 121: MA confirmed the estate's photo exhibition had been extended till the end of August.
- 3.4 Point 123/124: AA confirmed AH shared housing management information with PW to report any further fly tipping on the estate and sent the cabinet report to FE to provide information on the reasons for the regeneration of Cressingham Gardens.
- 3.5 Point 125: MA confirmed that fly tipping signs have been displayed on the estate.
- 3.6 Point 126: EO stated that Peabody are facing legal action regarding their stance on adult children and regeneration. EO reiterated that a discussion is needed about the position of adult children in Lambeth's estate regeneration programme. PM said he was now aware of the issue.
- 3.7 AA updated the panel on tenant moves and buy backs.

4.0 Project Update

- 4.1 AA explained the Mott MacDonald contract is due to be signed in the coming weeks and asked members for suggestions for initial meet and greet events.
- 4.2 AA explained that the Housing Needs Surveys (HNS) had started at Crosby Walk and will take place across the estate over the coming year. MA asked for HNS to stay on the action log. **ACTION AH**
- 4.3 AA discussed the upcoming tenancies and leases consultation and housing management engagement and explained how residents could get involved.
- 4.4 EO said the Independent Advisors sought legal advice to critique the new lease and tenancy agreement and Lambeth were taking on these suggestions. PM stated that the legal advice was very good and the new tenancies and leases are an enhancement on the existing agreements.
- 4.5 PM highlighted Every Pound Counts and explained how valuable the service is. PM stated that if residents in financial difficulty are identified, referrals should be made to the service and councillors would support these applications if required.
- 4.6 AA updated on the content of the next newsletter.

5.0 Independent Advisor & Resident Reps Feedback

- 5.1 Freeholder update: FE raised service charge concerns. MA and PM confirmed they were aware of these issues.
- 5.2 EO stated that the GLA are consulting on a service charge charter and best practice guidance. EO said Sadiq Khan had also made

statements about new-built houses only being freehold. EO agreed to share this information with the panel. **ACTION EO**

- 5.3 FE raised a request for a freeholder enclave on the rebuilt estate to be considered during master planning.
- 5.4 Leaseholder update: PW discussed the Guardian's Myatts Field North (MFN) article and listed her concerns. PM explained that MFN started a number of years ago and management arrangements have changed since then. The MFN regeneration was a Private Finance Initiative (PFI). There are strict conditions for PFI schemes which the regeneration project has to work within, particularly that the works and services must be provided through a long-term agreement with a private sector partner. The current estate regeneration programme will not be run through a PFI. In Homes for Lambeth (HfL), housing management providers will have to bid for contracts and residents will be involved in the selection process. AA agreed to send PW the MFN lessons learnt briefing note. **ACTION AA**
- 5.5 PW explained that the recent tree walkabout was not satisfactory. FE stated that the weathertight works were not of a good standard and EP said cheap materials had been used. AA suggested a separate housing management session is set up with REP members as part of the upcoming future housing management engagement. **ACTION AA**
- 5.6 PW asked about funding shortfalls for regeneration schemes. PM explained that government funding has gone so more new homes have to be built on a site to pay for a development. PM stated that it is broadly understood how much it costs to build a home and that some of these homes will be sold to help pay for the development. Both of these costs move up or down together.
- 5.7 MA explained that the quality of the build is a concern that came up during the DMT interviews. The REP should hold Mott MacDonald to account and in order to do this, members require up-skilling and training.
- 5.8 PW also updated the panel on a request from a leaseholder asking for £200,000 for every resident as disruption compensation. To be clarified with PW.
- 5.9 EP suggested visits to Mott MacDonald developments to see their design work. AA confirmed visits will be organised.
- 5.10 PW stated that porting mortgages is still a big issue for leaseholders. MA advised that intense mortgage workshops are required once the master planning process begins. **ACTION AA/AH**
- 5.11 Tenant feedback: EO stated that tenants are fed up with nothing happening. EP said there is a lack of communication as the regeneration has been going on for such a long time. AA stated that

housing needs surveys will be used as an opportunity to meet residents that haven't interacted with the council for a long time.

- 5.12 Independent Advisor feedback: EO explained that the daughter of a tenant would like to sit on the REP. Panel members agreed to invite the individual to the next meeting. MA suggested setting up a shadow youth board that this individual could help manage and this had previously been agreed if there was sufficient interest in a youth board. The possibility of the young person sitting on the REP and the shadow youth board so she could pass information between the two groups was discussed. She would be supported to do this.

6.0 AOB

- 6.1 PM explained his role and said that it had been really useful to hear the issues raised during the meeting. PM offered to attend some future meetings if requested by the REP.

Date of Next Meeting: 4th September 2017