

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 January 2018

Present:

Marcia Cameron (MC) (Chair)	Ward Member, Tulse Hill Ward and Mayor of Lambeth
Edward Ogundele (EO)	Independent Advisor (Public Voice)
Anna Allan (AA)	Project Manager, LBL
Abdul Haque (AH)	Housing Projects Officer, LBL
Fatima Elmoudden (FE)	Resident Rep (Freeholder)
Evette Phipps (EP)	Resident Rep (Leaseholder)
Pamela Woodroffe (PW)	Resident Rep (Leaseholder)
Andy Plant (AP)	Resident Rep (Tenant)
Neil Campbell (NC)	Project Manager (Mott MacDonald)
Leroy Philips (LP)	Resident Engagement (Communities First)

Apologies:

Julian Hart (JH)	Estate Regeneration and Housing Delivery Programme Consultant, LBL
Cllr Mary Atkins (MA)	Ward Member, Tulse Hill Ward
Jason Hepworth (JHep)	Resident Rep (Tenant)

1.0 Welcomes.

- 1.1 MC welcomed everyone and requested for each panel member introduce themselves.

2.0 Minutes of the last meeting: 4th December 2017

- 2.1 MC went through the minutes from the last meeting.
- 2.2 Minutes were agreed.

3.0 Matters Arising & Actions.

- 3.1 AH ran through action log with the REP.
- 3.2 Point 121: AP states that he has heard that the exhibition will stay up indefinitely. MA has requested an update on the CGE art exhibition and is to confirm with the REP.
- 3.3 Point 138: AH and DT to include an article on the next steps on the tenancy and lease consultation in the next newsletter.
- 3.4 Point 144: MA requests homeowner REPs ask other homeowners if they would find a homeowner options workshop useful. PW advises

that she had one response to her enquiry who stated that homeowners would be best place to get their own financial advice from their bank as this would be tailored to the resident. No other responses were received by REP members.

- 3.5 Point 146: AH emailed details of the independent financial advisor to the REP and will also include an article on this service in the January Newsletter.
- 3.6 Point 147: MC updates that herself and MA had discussed the weather tight repairs with Cllr Braithwaite and agreed two walkabouts with residents before a public meeting takes place so all issues can be identified and allow for a more productive meeting. The walkabouts will take place on the 18th January 2018 at 2pm and 25th January at 7pm.
- 3.7 Point 148: Design team to include an article in January newsletter requesting for more REP members. The article should emphasise the opportunity for residents to influence the newly built estate. MC requests that the REP would like input on the layout and design of the new newsletter and should be shared for comment before publishing. AA confirms that this would be possible for the first edition for comments on design and layout but would not be possible for every issue of the newsletter due to timeframes for the production of the newsletter. Draft of first design team newsletter to be shared with the REP **ACTION NC/AH**
- 3.8 Point 149: NC to provide EPC details for new builds in project update.
- 3.9 AH updated the panel on tenant moves and buy backs. AH updated panel on the latest progress on housing needs surveys across the estate. A large drive on HNS took place before Christmas and 58 remaining households will be contacted in the coming weeks.

4.0 Independent Advisor & Resident Reps Feedback

- 4.1 MC requests that REP members provide the aspirations for the REP and design team for 2018 as part of their update.
- 4.2 IA update: EO states that it has been a long wait for the DT to start but it is now an exciting time for everyone and hopes the REP and Councillors can be fully involved in shaping the master plan for the new estate. By March we should hope to close out all past housing management issues to fully focus on working together to shape the design of the new estate. EO also hopes that he can engage with more vulnerable residents on the estate in 2018 and will report back on his progress to the REP.
- 4.3 Tenant Update: AP reports that he believes residents would like a decent sized home and would like specific clarity on what a “like for

like home” will actually mean for residents on the rebuilt estate. AP would also like an appropriate community space for residents. The community will be larger on the new estate, but will the community space increase to accommodate this. This needs to be worked out based upon the number of people on the rebuilt estate. AP also wants particular attention paid to the needs of vulnerable and disabled residents. Small details are vitally important, such as tactile grounds for sight impaired residents and hearing loops for hearing impaired residents.

- 4.4 Freeholder Update: FE states that she has not been contacted on freeholder service charge issues. MC states she will discuss with MA about what is happening on this issue. FE states that freeholders need some commitment on what the freeholder option will be on the new estate. AA confirms that there is a commitment for there to be a workshop for freeholders later in the design process.
- 4.5 FE queries whether the same contractors will be used as current housing management. NC confirms that contractors for the build will be procured after the design work is completed and planning is approved.
- 4.6 Leaseholder update: EP states that residents want a good quality home that isn't damp and in a poor condition. NC confirms that there will be site visits for residents to attend so they can get experience of the build quality for other homes they have helped develop. AP suggests that these sites may be handpicked by the design team. MC states that a selection can be offered to residents to visit.
- 4.7 PW wants the new estate to be able to support wildlife. EP adds that she feels examples of different types of homes (1, 2 and 3 beds) may engage residents more in workshops as they will be able to see different layouts and how space is used. NC responds to say the DT team want workshops to target specific interest groups so residents get involved in the areas that interests them most.
- 4.8 FE states that the DT need to also think about parking and garages on the new estate as currently many are left empty. AA responds to say information on cars and garages is being collected in the housing needs surveys and will feed into the work done by the DT.
- 4.9 FE also states that it is important that security and CCTV is thought about on the new estate, along with access to local services such as transport and schools as the population will increase. NC confirms that these are areas that the DT will need to investigate as part of their role.

5.0 Project Update

- 5.1 NC provides a DT update. NC confirms that the team have had their first design team meetings and are beginning to understand the constraints of the estate. Their first task will be commission a number of surveys to gather information and fact find to inform the design work the team will be doing
- 5.2 NC reports that the team have also been working on implementing their resident engagement strategy. They will be beginning door knocking on the estate so residents are aware of their presence. They will be working on making the hub a more inviting and interesting place where residents can get involved with the design work. They will also be running an event, to begin informally meeting and talking to residents. This will be based around Pancake Day for a fun and easy way for residents to meet team members. AP states the hub will not be large enough space for this. AA confirms that this will not just be in the hub but around the estate as team members go out to meet residents.

6.0 AOB

- 6.1 MC queries if the REP should be remaed now we will be working mainly on design. AP advices that changing the name may confuse residents. REP confirm they wish to keep the same name and not change at this point.
- 6.2 MC requests two agenda points at the next REP. Firstly for a summary of the changes to London Plan so REP can understand them. Secondly for any plans of accessible homes the DT have produced on other schemes. **ACTION NC**
- 6.3 FE states she doesn't remember seeing details of other estates at last REP. NC to set up a separate meeting at the Hub via AA/AH to discuss previous projects with interested REP members if necessary.

Date of Next Meeting: 5th February 2018