

## Cressingham Gardens - Resident Engagement Panel (REP)

**Venue: 220 Upper Tulse Hill, SW2 2NS**

**Time: 7pm-9pm**

**Minutes of the meeting: Monday 5<sup>th</sup> March 2018**

### **Present:**

Cllr Mary Atkins (MA) (Chair)	Ward Member, Tulse Hill Ward
Edward Ogundele (EO)	Independent Advisor (Public Voice)
Anna Allan (AA)	Project Manager, LBL
Abdul Haque (AH)	Housing Projects Officer, LBL
Evette Phipps (EP)	Resident Rep (Leaseholder)
Pamela Woodroffe (PW)	Resident Rep (Leaseholder)
Neil Campbell (NC)	Project Manager (Mott MacDonald)
Nick Walford (NW)	Project Lead (Mott MacDonald)

### **Apologies:**

Julian Hart (JH)	Estate Regeneration and Housing Delivery Programme Consultant, LBL
Marcia Cameron (MC)	Ward Member, Tulse Hill Ward and Mayor of Lambeth
Nicholas Greaves (NG)	Resident Rep (Tenant)
Fatima Elmoudden (FE)	Resident Rep (Freeholder)

### **1.0 Welcomes.**

1.1 MA welcomes everyone.

### **2.0 Minutes of the last meeting: 8<sup>th</sup> January 2018**

2.1 MC goes through the minutes from the last meeting.

2.2 Minutes were agreed. MA requests for Design team and Lambeth team to think about options for REP that could increase engagement.

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

3.1 AH ran through action log with the REP.

3.2 Point 121: MA confirmed that she has been advised that the exhibition will remain up indefinitely.

3.3 Point 149: NC to present EPC information on existing homes and new builds during the design team update.

3.4 Point 150: Design Team shared first edition of the design team newsletter with REP members for comments on look and layout. They received two comments in response.

- 3.5 Point 151: NC/NW to present information on the changes to the London Plan during the design team update.
- 3.6 Point 152: NC to present example accessible units during the design team update.
- 3.7 AH ran through void numbers and updated the group on the team's progress on housing needs surveys. AH reports that all households have now been written to for their first appointment and to date we have completed 102 surveys. We will be making further efforts to reach the households who have not made contact yet.
- 3.8 MA asks if all residents are aware that the regeneration will be going ahead. AH confirms that most residents are aware that the regeneration is still going ahead but due to misinformation on the estate there remain some residents that weren't sure if estate is still being redeveloped.
- 3.9 EP states residents still have distrust with the council and the council need to rebuild this trust so residents believe what they are told by the council.
- 3.10 PW adds that the council need to deliver on their promises to build trust. The design team could build this trust by delivering on smaller projects on the estate. (BBQ points, outdoor taps etc)
- 3.11 EO states that residents see the council and the design team as the same. To change residents focus they need to see things happening on the estate. The council and the design team also need to push the positives of the regeneration and what it will bring. Increase in housing, improved homes, environmental benefits etc.
- 3.12 NW responds to say that the design team understand the need for action on the estate but as they remain in RIBA stage 1 it is vital that all the necessary information is gathered so a properly understood brief is delivered. Also, when surveys begin on the estate residents will see activity on the estate.

#### **4.0 Project Update**

- 4.1 NC leads the design team update. NC updates that the team ran a Pancake Day event to meet residents and had a follow up event on the Saturday. They have begun to transform the Hub space to make it a more inviting space for residents and now also have a 3D model of the current estate. Residents were able to see all this during the two event days. AA confirms that going forward we will be looking to do smaller workshops with smaller blocks of residents, so residents are more comfortable to attend.
- 4.2 Surveys are beginning to be commissioned for the estate and fact sheets are available for residents in the hub.

- 4.3 NW informs the group that due to the evolving requirements and scope of the Cressingham Gardens project, the Cressingham Gardens Design Team is changing its resident engagement team members. NW confirms that four firms have been approached for tender for their services, which will be returned on the 6<sup>th</sup> March 2018. Once the design team receive responses they will be arranging interviews for selection. They would like to include two REP members within the panel so they can be involved in the selection.
- 4.3 NC and NW went through the London Plan and changes to the London Plan (LP). LP is a GLA planning document which allows policy considerations to be implemented across boroughs through the planning requirements within. This can include environmental policy and housing policy. The LP affects many areas including density, design, affordable housing requirements, space standards, wheelchair accessible dwellings, parking, cycle parking, urban greening, children's play spaces, and community facilities. NC explains that many areas remain unchanged including; space standards and daylight and sunlight requirements.
- 4.4 EO adds that the term affordable can be confusing for residents when spoken about. NW confirms that the team can put together a definition of affordable for residents in the hub to facilitate discussions. EO adds if this can include example rents for different products it may help residents understand the differences more easily. **ACTION NC**
- 4.5 MA states that the information presented is interesting as it shapes what the new estate will be like and why. MA wants residents to have this information. NC states they can look to include this information in the hub and in future newsletters. **ACTION NC**
- 4.6 NC presents example 1, 2 and 3 bedroom accessible units in plan form. NC explains that these would be for residents with mobility issues. They have larger rooms, hallways and doorways to enable wheelchair manoeuvrability. NW reiterates that these are examples so residents can see the differences between these units and standard units. The information can be presented in the hub so residents can see it. **ACTION NC**
- 4.7 AA reports that the first Homes for Lambeth booklets published by HFL will go out to residents next month. These provide information on the new tenancies and leases, as well as information on what residents can expect in living in a home in the rebuilt estates.

- 5.0 Leaseholder update: EP states that homeowners are still finding issues with their service charge bills and some still await refunds for errors. MA confirms that service charges issues need to be looked at on a case by case basis so any refunds can be identified and actioned by service charge team.
- 5.1 PW updates that she hasn't received any emails to her REP email address. PW adds that she would be keen to see underfloor heating and water filtration devices in the new homes.
- 5.2 No tenant or freeholders present for update.
- 5.3 Independent advisor update: EO updates that residents have commented to him that they would want to stay on the estate but feel a minimum of another two year wait for a new home is too lengthy.
- 6.0 **AOB**
- 6.1 EP reports that during refuse collection items of rubbish are being left on the ground on the estate. MA requests a picture so she report this to the relevant team.
- 6.2 NC adds that he has the Energy Performance information on homes which was due to be presented at a previous REP. NC presents the energy performance details on a similar estate to CGE and a new built estate for comparison. NC also presents a graph showing the change in energy performance of homes being built over time. The information is to be presented in the hub so residents can come and read it. **ACTION NC**

**Date of Next Meeting:** 9th April 2018