

Cressingham Gardens - Resident Engagement Panel (REP)

Venue: 220 Upper Tulse Hill, SW2 2NS

Time: 7pm-9pm

Minutes of the meeting: Monday 9th April 2018

Present:

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| Edward Ogundele (EO) | Independent Advisor (Public Voice) <i>Temp Chair</i> |
| Anna Allan (AA) | Project Manager, LBL |
| Pamela Woodroffe (PW) | Resident Rep (Leaseholder) |
| Neil Campbell (NC) | Project Manager (Mott MacDonald) |
| Jason Hepworth (JHep) | Resident Rep (Tenant) |
| Nicholas Greaves (NG) | Resident Rep (Tenant) |
| Fatima Elmoudden (FE) | Resident Rep (Freeholder) |

Apologies:

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| Julian Hart (JH) | Estate Regeneration and Housing Delivery Programme Consultant, LBL |
| Marcia Cameron (MC) | Ward Member, Tulse Hill Ward and Mayor of Lambeth |
| Cllr Mary Atkins (MA) (Chair) | Ward Member, Tulse Hill Ward |
| Abdul Haque (AH) | Housing Projects Officer, LBL |
| Nick Walford (NW) | Project Lead (Mott MacDonald) |
| Evette Phipps (EP) | Resident Rep (Leaseholder) |
| Andy Plant (AP) | Resident Rep (Tenant) |

1.0 Welcomes.

- 1.1 EO welcomed everyone and delivered apologies.
- 1.2 NC introduced himself to the panel and outlined the Cressingham Gardens Design Team's role and how they want to input to the REP meetings going forward.

2.0 Minutes of the last meeting: 5th March 2018

- 2.1 EO ran through the minutes from the last meeting.
- 2.2 Minutes were agreed.
- 2.3 PW and NG asked for clearer information on energy performance of new versus current homes so residents can understand the potential savings they can make e.g. estimated differences in household bills. NC agreed to create a clearer energy factsheet. **Action NC**

2.4 EO advised the design team get energy information from other housing projects they have worked on as examples. **ACTION NC.**

3.0 Matters Arising & Actions.

3.1 AA ran through action log with the REP.

3.2 Point 153: NC to update during Project Update.

3.3 Point 154: NC to update during Project Update.

3.4 Point 155: NC to update during Project Update.

3.5 Point 156: NC to update during Project Update.

3.6 New home designs were discussed and PW asked if 3D modelling can be used to help residents understand designs as not everyone can read building plans. AA explained that 3D modelling will be used and will be available on computers in the engagement hub and online as the project progresses.

3.7 Accessible unit plans were discussed and NG stated it's important for people with disabilities to know about the externals of the new estate too. NG asked for plans to be shared with the colours removed and with high contrast text. **Action NC**

3.8 EO advised wheelchair standards and photographs were made available too so residents can understand what they can expect.
Action NC

3.9 AA ran through void numbers and updated the group on the team's progress on housing needs surveys.

3.10 PW asked about buy backs and AA said that any homeowner that is interested should come and speak to EO and AH.

3.11 While discussing voids, EO stated that some voids are in a poor condition and should not be let. It was agreed that empty long term voids are added to the action list. **Action AH**

4.0 Project Update

4.1 NC delivered project update. NC explained the design team are collecting site information and a topographical survey is currently being undertaken. NC confirmed the surveyors will not be going into private properties or gardens.

4.2 PW asked if this work is related to tree survey. NC explained that the topographical survey is not for trees, it is for measuring the levels of the ground which will inform the design.

4.3 NC confirmed the design team are still running the Friday afternoon drop-ins. FE stated this is not a good time for people that work. AA confirmed if residents wanted an evening appointment, this could be easily arranged and that the hub is open on Wednesday's till 20:00.

NC stated that the new community engagement team would be setting up more flexible sessions.

- 4.4 The new resident engagement team was discussed and NC explained the engagement lead is changing as the project scope has increased. NC stated the new engagement team should be at the next REP.
- 4.5 NG said there should have been a tenant involved in the engagement team interviews. AA and NC stated that tenants would be involved in all future appointments for any core project team consultants of the Design Team.
- 4.6 NG said the differences between the Independent Advisor and the resident engagement team need to be explained to residents. AA stated the next newsletter will explain who the engagement team are and what they will be doing. **Action NC/AH**
- 4.7 NC updated on the affordable housing, tenure types and London Plan factsheets which are now available in the engagement hub. PW asked for local average rents for each tenure type to be included. **Action NC**
- 4.8 AA delivered the council update and explained that in March, Lambeth's Planning Application Committee granted outline planning permission for two other estates in the regeneration programme (Westbury and Knights Walk).

5.0 IA/Resident Reps Feedback

- 5.1 Leaseholder update: PW discussed leaseholder concerns about moving away from an established community and having to move twice during the rebuilding process.
- 5.2 Tenant update: NG stated that most of his feedback had been delivered already but had one update left regarding the REP minutes not being detailed enough. NG stated that as an example, the homeowner questions brought to the REP in December 2017 were not included in the minutes.
- 5.3 JHep suggested the homeowner questions go onto the action tracker for discussion. EO agreed to present the homeowner questions at the next meeting to be formally recorded. **Action EO**
- 5.4 The frequency of REP meetings was discussed and AA offered the option of changing the meeting to every six weeks. NG stated that this option should have been brought up earlier, but now that the project is moving forward, the frequency of REP meetings should remain monthly.

- 5.5 NG stated that it is really important to get more residents involved in the REP as it is such a small group at the moment.
- 5.3 Freeholder update: FE requested written confirmation that there will be a freeholder plot on the rebuilt estate and that 3D designs of new homes are developed for residents to gain more of understanding. FE asked for more information on the building contractor. AA confirmed that a building contractor had not been procured yet.
- 5.3 Independent Advisor update: EO stated that residents have been coming in asking what is going on. EO stated that there is a lot of misinformation on the estate that Lambeth need to be aware of and take action that will better inform residents. EO explained some residents are frustrated by how long their buy backs are taking.

6.0 AOB

- 6.1 PW asked if the work experience placement advertised in the newsletter is with the design team. AA confirmed it is with the council.
- 6.2 The latest Homes for Lambeth leaflet was discussed and PW stated it was not up to standard. NG said the leaflet should be sent out again with clearer font and better colours. FE explained that no freeholder information was included and future documents should make specific mention of freeholders. AA stated that she will be working with comms to ensure all future documents meet resident requirements.
- 6.3 The estate regeneration website was discussed and it was agreed that a section would be dedicated for Mott MacDonald factsheets and information. **Action AH/NC**
- 6.4 The recent REP email thread was discussed. A reminder was put out to the group that REP emails should be sent to members only. EO agreed to update the Terms of Reference to include guidance about email communication and work with council officers and councillors to discuss how to deal with resident harassment. **Action EO/AA/AH/MA**

Date of Next Meeting: Monday 14th May 2018