

Fenwick Resident Engagement Panel (REP) Meeting

Thursday 12/5/16, 6.30pm, Fenwick Hall

Present:

Cllr Andrew Wilson (AD)	Ward member, Larkhall & Stockwell
Christian Brunschen (Chair)	Resident Rep (Leaseholder)
Marjorie McIntyre(Vice Chair)	Resident Rep (Tenant)
Katrina Davy (KD)	Resident Rep (Tenant)
Maresa Brown (Kizi)	Resident Rep (Tenant)
Ron Laidley (RL)	Resident Rep (Tenant)
Yvonne Heysmond(YH)	Resident Rep (Tenant)
Brenda Ayaa (BA)	Resident Rep (Tenant)
John Hayton (JH)	Resident Rep (Leaseholder)
David Lurie(DL)	Resident Rep (Leaseholder)
Sofie Reynolds(SR)	Resident Rep (Leaseholder)
Vaughan Grandin (VG)	Resident Rep (Leaseholder)
Rob Lantsbury (RL)	Independent Resident Advisor (STUF)
Christine Searle (CS)	Independent Resident Advisor (STUF)
Simon Sochas (SS)	Independent Resident Advisor (STUF)
Jonny Moore (JM)	Interim Programme Manager, Estate Regeneration Team, Lambeth Council
Bashir Miah (BM)	Housing Project Officer, Estate Regeneration Team, Lambeth Council

Apologies:

Audrey Lewis (Tenant), Cllr Marsha De Cordova

Declaration of Interest: None

	Action
<p>1) Welcome Everyone introduced themselves and welcomed the Independent Resident Advisors, recently appointed to support and advise residents on the estate.</p> <p>It was noted that Hayley Ives (Tenant Rep) has resigned from being a representative on the REP due to family commitments.</p>	
<p>2) Minutes of Meeting. Minutes were accepted as a true reflection of the meeting.</p>	
<p>3) Matter arising/Action.</p>	

<p>DL commented that the minutes were circulated only a week ago and he was not present at the last meeting, so he was not able to respond and comments on the Terms of Reference.</p> <p>Action: It was agreed the key Action notes for the REP members will circulated well advance (2 weeks) of the meeting</p> <p>JM/BM commented that most of changes put forward by VG via the Chair have been incorporated, except the one about providing financial and viability information. The Council cannot commit to this as the information would be commercially sensitive and could prejudice future procurement processes. However, the council will endeavour to share information where it can and can provide training via their Independent Resident Advisor to support the REP member to understand the process.</p> <p>Chair concluded and stated that he recognises that the Council could not commit to sharing due to sensitive nature of this kind of information. However, he feels assured with the officer suggestion that the council will adopt a positive attitude and will involve REP by other means to help them to understand the process.</p> <p>The Chair asked if the ToR could now be incorporated. DL requested some more time to review the changes before decision was made.</p> <p>Action: It was agreed that the updated ToR will be circulated to REP member to review and any amendment to be agreed over email. Then it will be ratified for adoption at the next REP meeting.</p> <p>JM reported that a tenant specific meeting has not been organised and it would be picked during Key Guarantees consultation process which is to be scheduled soon, and organised in coordination with the IRA.</p>	<p>BM</p> <p>All</p>
<p>4) IRA work programme</p> <p>RL thanks members of the panel for choosing Strategic Urban Future (STUF) to be their Independent Resident Advisors on the estate. He confirmed that along with him, Christine Searle will be working on the estate as their Independent Advisor and Simon Sochas will assist them with logistical support in organising events and the communication materials. (i.e. website, newsletter, flyer, etc.)</p> <p>StUF circulated a proposed work programme for the next two months, on which the REP members made some suggestions.</p> <p>It was noted that :</p> <ul style="list-style-type: none"> • Flyer will be going on the estate in the coming week to introduce themselves to the residents, with their contact details. • Door knocking will be undertaken; 	<p>IRA Team</p>

<ul style="list-style-type: none"> • A regular advice surgery will be set up – IRA to liaise with Ron to find the availability of the Hall. • The IRA will set up a residents regeneration website <p>There were discussions about vulnerable residents. It was noted that the IRA will feedback to the Council on any vulnerable residents they identify.</p> <p>BA requested that if the officer could provide definition of vulnerable residents. JM responded by stating that currently there is no established definition developed by the regeneration team, but he assumed it would be similar to Social Services definition. He requested if the IRA can provide their suggestion based on their experience on working on the other project.</p>	BM/JM/ IRA
<p>5) Regeneration Update</p> <p>JM reported that following the completion of the Feasibility Stage consultation, officers are working on the Cabinet report. The recommendation is for the redevelopment of whole of Fenwick estate but currently the Willington Road Terrace Houses are being put in red dotted line because there are further investigations being undertaken by the Council to decide whether the terrace houses on Willington Road will be included or excluded from the redevelopment proposal.</p> <p>Jonny added that Lambeth will shortly be launching the Building Homes for Lambeth guide. This guide will set out the ten design principles that will be met by every new home that the Council / Homes for Lambeth will build, including those on Fenwick estate, should the regeneration proceed.</p> <p>It was noted that a design principle exhibition is scheduled on 7th June 16, 4pm -8pm at Fenwick Hall, for resident to review these design principles.</p> <p>Also at this session there will be another opportunity for residents to see the information that will be considered by the Councils' Cabinet prior to the Council makes a decision on the future of the estate. An invitation letter will shortly be issued to all the residents on the estate.</p> <p>JM also reported that at a programme level the council will be undertaking consultation on the Key Guarantees document to refine and if possible enhance the Key Guarantees for benefits of the residents.</p>	

<p>Some of the REP members queried about the status of the Key Guarantees, whilst it is under further consideration/consultation.</p> <p>JM/BM clarified the Key Guarantees will only apply if the Cabinet make a decision to redeveloped the estate. It is not envisaged that a fundamental changes will be made to principles but rather it could be looking at further refinement and possibly provides further clarity with regards to operational matters of implementing the Key Guarantees.</p> <p>It was noted that under separate authority there is an option for the Council to buy back a property early, if resident do not wish to wait. However if it is before the Cabinet decision, the homeowners will not benefit from Key Guarantees offers.</p>	
<p>6) AOB KD queried if the council would offer an additional room for adult child.</p> <p>Action :BM/JM to seek advice from colleagues and provide clarification to her and the REP.</p> <p>Post Note: Advice has been sought from Angela Nanton, a colleagues who assist with decanting process. She advised that Adult Child is not taken into consideration in the assessment of eligible number of rooms required by a tenant. However, under regeneration proposal a householder will not be penalised because they have adult child. They will be provided with same numbers of bedroom homes as their existing accommodation (There will not be any changes to their accommodation, even if they are currently living in an overcrowding condition due to adult child as the adult child (over 21) is free to apply for housing in their own right or seek alternative accommodation).</p>	BM/JM
<p>7) Resident Reps Feedback [StUF was not present for this part of the agenda]</p> <p>The REP who participated in the interview of IRA appointment provided feedback to the rest of the group and why they choose StUF as their Independent Resident Advisor. Also discussed about the performance of the other two firms.</p> <p>Action: BM to inform and provide feedback to unsuccessful tender and also formalised StUF appointment</p>	BM
<p>8) Date of Next Meeting Thursday 16th June at 6.30pm, Fenwick Hall</p>	