

Fenwick Resident Engagement Panel (REP) Meeting

Thursday 19/01/17, 6.30pm, Fenwick Hall

Present:

Christian Brunschen (CB, chair)	Resident Rep (Leaseholder)
Marjorie McIntyre (MM)	Resident Rep (Tenant)
David Lurie (DL)	Resident Rep (Leaseholder)
John Hayton (JH)	Resident Rep (Leaseholder)
O'Neil Johnson (OJ)	Resident Rep (Freeholder)
Cllr Marsha De Cordova (MDC)	Ward member, Larkhall ward
Stephen Davis (SD)	Resident Rep (Leaseholder)
Judith McIntosh (JD)	Resident- observer
Lennox Thompson (LT)	Resident Rep (Tenant)
Christine Searle (CS)	Independent Resident Advisor (STUF)
Rob Lantsbury (RL)	Independent Resident Advisor (STUF)
Jonny Moore (JM)	Capital Programme Manager, Lambeth Council
Bashir Miah (BM)	Housing Project Officer, Estate Regeneration Team, Lambeth Council
Angela Nanton (AN)	Decant Manager, Lambeth Council
Jackie Amma Thomas (JAT)	Housing Project Officer, Buyback Team, Lambeth Council
Patrick Clark (PC)	Transport for London
Lee Campbell (LC)	Transport for London

Apologies:

Cllr Andrew Wilson, Cllr Christiana Valcarcel (Tina), Vaughan Grandin

	Action
1) Welcome The Chair welcome everybody and everyone introduced themselves	
2) Minutes of last Meeting (27.10.16). It was noted that Sofie Reynold is a leaseholder resident rep, as is incorrectly stated in the previous minutes. Other than this correction the minute was accepted as accurate.	

<p>3) Matters arising/Action.</p> <p>CLlr Marsha requested that she would like to get an update on the strategy/policy for supporting vulnerable residents on the estate.</p> <p>Action: Team will liaise with Pauline Foster to get an update.</p> <p>It was noted that the TOR needs to be signed by all REP members.</p> <p>Action: It was noted that the TOR is to be brought to the next meeting so that REP members who have not signed them yet can sign the document.</p>	
<p>4) Regeneration Updates</p> <p>4.1 Housing Need Surveys</p> <p>AN gave brief presentation on the tenant decanting process. She explained that shortly an officer will be undertaking a Housing Needs Survey with all tenants so that the Council can understand the needs of each tenanted household to help determine the housing requirements and what support and assistance will be required for the decanting and re-housing of tenants.</p> <p>It was noted that tenants who choose to move from the estate ahead of the regeneration taking place will have an 'option to return' to the estate, subject to the availability of homes.</p> <p>4.2 Key Guarantees</p> <p>JM reported that the consultation period on the Key Guarantees (KGs) has now ended. The KGs has since been updated in response to the consultation, and alongside a report including responses to the comments were made during consultation process has been produced.</p> <p>It was noted the updated KG will be taken to Cabinet for approval, and residents will be informed prior to the report going to Cabinet.</p> <p>4.3 Estate Office/ Community Regeneration Hub.</p> <p>BM informed that a suitable void property at 66 Willington Road has become available for a potential community regeneration hub.</p> <p>The team has carried out the relevant technical and health & safety surveys and think it would be a suitable location for such a facility, which is near to the existing Fenwick Hall.</p> <p>Currently BM is working on submitting a planning application which is required for a change of use to allow the property to be used as a hub. It is</p>	

envisaged that the planning application will be submitted by end of the month.

It was noted that the hub would provide a base for the Estate Regeneration team, alongside space which could be used by the Independent Advisors, the Development Management (DM) Team when they are appointed, the Fenwick Tenant & Resident Association or other groups for meetings, drop-ins and other events.

REP members welcomed the potential opening of the community regeneration hub on the estate.

4.4 DM Team Procurement

JM provided a brief update on the DM Team procurement. It was highlighted that there has been a delay in the formal announcement of the appointment of the DM Team. Whilst a decision has been made, internal processes are still in motion which need to be completed until the formal decision can be approved.

It was noted as soon as the decision is approved then all residents will be informed, and invited to an exhibition to meet the DM Team. At that exhibition the DM Team will introduce themselves and say who their team members are, and present an indicative work programme.

4.5 Fenwick South Development

Lee Campbell and Patrick Clark from TfL give a brief update on the Fenwick South Development (55 affordable rent homes plus replacement community hall). It was noted that currently they are in the process of procuring a contractor and envisage appointing them by June 2017, with indicative 'start on site' date of October 2017.

There were discussions about setting up a separate construction working group, however it was recognised that a number of separate groups and meetings could result in consultation fatigue and an extensive demand on residents' time.

It was decided and agreed by members that in the first instance it will be part of the REP meeting with a regular item on the agenda. Membership of the REP would be widened to allow other residents who are affected/interested in Fenwick South Development to participate. It will be kept under review to ensure it does not dominate the REP meeting.

It was noted that the TRA agreed and will receive compensation in lieu of the temporary loss of the Fenwick Hall during the construction period. The compensation will be the same level as the annual income they would have

made in the previous year(s) (TBC). Lesley Johnson from the Council is leading on this with TRA.

4.6 Work programme

It was noted that an updated work programme will be provided as part of the DM exhibition following the completion of DM procurement process.

4.7 Buyback update

JAT explained the buy-back and the Council valuation process and also informed that she and the Independent Advisor (RL) have visited a number of homeowners regarding buy-backs.

There was a discussion about the valuation process. JAT clarified that if a homeowner disagrees with the price recommended by the Council's appointed independent surveyor, the homeowner has an option to appoint another RICS surveyor to do a second valuation. The fees will be paid by the Council, however it is important the homeowner get agreement from the Council that the fees proposed by their surveyor are acceptable before they instruct the surveyor. The Council will only cover reasonable fees associated with delivering the service.

Some REP members requested further detail and information on the following issues:

- The definition of 'reasonable fees'.
- What costs will be reimbursed, such as mortgage redemption and other costs associated with mortgage arrangements
- Solicitors
- Stamp Duty

Action: JAT will raise a request at programme level to develop an information fact sheet.

JAT clarified that the Council will cover legal conveyancing costs, stamp duty and onward purchasing costs of the new property within 1 year from completion of the sale of the existing property.

It was noted that the Council valuation process will assume properties are in a good condition externally and will disregard the poor external condition of properties which are the council's responsibility.

<p>5) Independent Advisor's (IA) Feedback</p> <p>RL reported that he has come across residents with complicated lease issues, in particular there are some ambiguity on who owns what.</p> <p>It was noted that the IA will shortly be running valuation workshops for leaseholders.</p> <p>CS reported that she ran a tea event at Willet House, where lots of elderly residents live, and was able to raise awareness of the regeneration project and build relationships with residents.</p> <p>It was noted that the IA are meeting a number elderly, disabled and vulnerable residents.</p> <p>Action : Regeneration Team requested to forward the contact detail of any vulnerable residents she has come across. - CS</p>	<p>CS</p>
<p>6) Resident REP feedback</p> <p>REP member expressed dissatisfaction about slow progress of the buyback .</p> <p>Rep wanted clarification on how the valuation of replacement property will be carried out.</p>	
<p>7) AOB None</p>	
<p>8) Date of Next Meeting Thursday 23 March 17 at 6.30pm</p>	