

## Fenwick Resident Engagement Panel (REP) Meeting

Thursday 28/7/16, 6.30pm, Fenwick Hall

### Present:

Christian Brunschen ( Chair)	Resident Rep (Leaseholder)
Katrina Davy (KD)	Resident Rep (Tenant)
Dickey Valentine	Tenant – Observer, Willington Rd
Ron Laidley (Ron)	Resident Rep (Tenant)
Shirley Stratton(SS)	Resident Rep (Tenant)
Yvonne Heysmond (YH)	Resident Rep (Tenant)
John Hayton (JH)	Resident Rep (Leaseholder)
Rob Lantsbury (RL)	Independent Resident Advisor (STUF)
Simon Sochas (SS)	Independent Resident Advisor (STUF)
Julian Hart (JH)	Estate Regeneration Programme Manager, Lambeth Council
Bashir Miah (BM)	Housing Project Officer, Estate Regeneration Team, Lambeth Council

### Apologies:

Cllr Marsha De Cordova, Cllr Andrew Wilson, Cllr Christina Valcarcel (Tina) , Marjorie McIntyre(Vice Chair), David Lurie(DL), Sofie Reynolds(SR), Vaughan Grandin (VG) and Jonny Moore (JM)

	Action
<b>1) Welcome</b> Everyone introduced themselves.  JH explained that he is attending in place of Jonny Moore, who is on leave this week.	
<b>2) Minutes of Meeting.</b>  KD commented that although the minute noted the discussion, she wanted the Council to make people aware and provide further clarification about the allocation policy and adult children in the context of regeneration.  Apart from above comment, the minute was accepted as accurate.	

<p><b>3) Matter arising/Action.</b></p> <p>It was noted that the Decant Officer is currently on leave and the meeting with KD will be scheduled when she returns to work.</p> <p><b>Post meeting note:</b> KD/Decant officer meeting was held on 15<sup>th</sup> August 16.</p> <p>With respect to recruitment of a new tenants' rep, RL reported that one new member has expressed interest, he has come through the Council drop-in session. His name is Lennox Thompson.</p> <p>It was agreed that new member to be invited at the next meeting.</p> <p>Action: It was agreed that recruitment drive should be ongoing to increase the pool of tenant's representatives.</p>	<p>Stuf/ERT</p>
<p><b>4) Adoption of Terms of Reference</b></p> <p>BM reported, further to the last meeting, JM and DL have reviewed and agreed the changes.</p> <p>The members approved and adopted the TOR. All members present at the meeting have signed the document.</p> <p>Action :It was noted that all REP member will need to sign the document.</p>	<p>all</p>
<p><b>5) Regeneration Updates / DMT recruitment and consultation programme</b></p> <p>JH reported that the Cabinet has made the decision for the full redevelopment of the Fenwick Estate and the call -in period for the decision has expired. The next stage of the work is for the Council to progress with the procurement process for the appointment of the Development Management Team (DMT) for the next stage.</p> <p>Ron sought clarification about the DMT . JH explained that the DMT will typically be a consortium as not many organisations will have the diverse range of services required of the DMT tasks. The DMT will comprise of a range of specialist consultancies and service providers, including Architects, Masterplanners, Development Manager, Project Manager, Financial Consultant, CPO advisor, Planning specialist and other technical discipline and consultancy services. The Council wants the residents to be involved in the procurement process.</p> <p>It was noted that Tenderers have been shortlisted and after the summer break an exhibition will be organised where the residents will have the</p>	

opportunity to meet all the prospective DMTs and give their feedback. The feedback scores will be used as part of the evaluation process for procuring the DMT. Also interviews will be held and 2 or 3 volunteers from the REP will be requested to be part of the Interview panel.

**Action:** It was noted that StuF will liaise and co-ordinate with the REP to select the volunteers to be on the interview panel. They will also be organising the DMT procurement training workshop, which will be open to all the REP members, the interview panel members and general residents on the estate.

**Post meeting note:** the questions for DMT interview from resident prospective will be discussed as part of the DMT procurement training workshop.

**Action:** The chair highlighted that he has received email request from his fellow REP member to provide more detail information on the programme activities. It was agreed that further details will be provided.

Some of the REP members wanted more detail on when/how the KGs are going to be implemented with both leaseholders and tenants.

It was highlighted that the Council will shortly be undertaking the Housing Needs Assessment where individual circumstances of each household will be become apparent and the council could tailor bespoke support during the decanting process particularly to any vulnerable residents that are identified.

With regards to homeowners , it was reported that the Council will shortly be writing to all the homeowners seeking expressions of interest for early buyback. The letter will provide further detail information on the buyback process. It was noted that subject to demand, there may be some sort of prioritisation process for early buyback as the regeneration project would take some years to complete.

Furthermore during the KG wrap up consultation process there will be opportunity to clarify further issues identified in the process.

StUF & ERT

ERT

<p><b>6) Independent Advisor's (IA) Feedback</b></p> <p>RL gave feedback on the activities they are doing on the estate. It was reported through a combination of leaflet/flyer drops, door knocking and surgeries, thematic meetings and events, they have contacted with 143 residents on the estate as well as 3 non-resident leaseholders. The door knocking and the whole estate events have been the most successful in terms of attendance and contacts.</p> <p>It was noted that during the summer holiday, they will not be holding specific events in August but will be on the estate for a day a week throughout the month. They will also produce and distribute their newsletter in late August which will also remind people of their service, launch the website and give people notice of their events planned for September and October.</p> <p>RL highlighted that despite their efforts to explain, there seem to be confusion and misunderstanding among some residents on the estate about the proposed new tenancy that will be issued by 'Home for Lambeth'. Some of the residents think that the "Assured lifetime tenancy" will be fixed for five years. IA advised that the Council should clarify this confusion as soon as possible, as it is creating unnecessary worry among some residents.</p> <p><b><u>Fenwick Estate REP, Resident Website.</u></b></p> <p>SS reported the Website is nearly ready to be launched. BM commented that IA will need to be careful, as there are lots of information on the web. It is important to identify the source and accuracy of information and not get confused.</p> <p>Action: SS requested to liaise with Paul Simpson prior to launch of the website.</p>	<p>ERT</p> <p>IA/PS</p>
<p><b>7) Resident REP feedback</b></p> <p>Some of the REP members sought clarification, whether the 55 new homes will be for council rent. It was confirmed that these units will be for council rent. They are part of TfL offsite section 106 agreement for Nine Elms development. Currently the council is in the process of finalising the development agreement with TfL to build these homes. These homes will form part of Phase 1 development for the estate regeneration programme.</p> <p>There were queries on whether the funds are still available for estate regeneration project. JH clarified that part of his role is to ensure the estate regeneration project has a robust and viable business plan for successful project delivery. It was noted that at a programme level, the</p>	

<p>Council is working with professional financial advisors and other technical advisors to ensure the estate regeneration project will attract the necessary development finance to deliver the viable schemes that meet aspirations of the residents and the council. Homes for Lambeth are the council owned company being established to deliver this. The development will have a private rented element to help paying for social rented units. The council aims to retain 100% freehold ownership of all units in the new estate.</p> <p>The Chair highlighted that DL emailed him and requested that a defined structure is established for Independent Advisor to have direct communication with REP representatives.</p> <p><b>Action:</b> It was agreed that IA will come up with a proposal for liaising with REP members for direct communication.</p>	<p>IA</p>
<p>8) <b>AOB</b></p> <p>JH reported that council has received petition signed by some of the residents on the estate.</p> <p>Some of the REP members were surprised, they requested that council do further works to address the concerns of residents. They requested to see the copy of the petition.</p> <p><b>Action:</b> It was agreed that copy of petition and Council's response will be circulated to REP member.</p>	<p>ERT</p>
<p>9) <b>Date of Next Meeting</b>  <b>Thursday 27<sup>th</sup> October at 6.30pm, Fenwick Hall</b></p>	