

## Fenwick Resident Engagement Panel (REP) Meeting(draft)

Thursday 27/10/16, 6.30pm, Fenwick Hall

### Present:

Christian Brunschen	Resident Rep (Leaseholder)- attended in part
Marjorie McIntyre (Chair)	Resident Rep (Tenant)
Vaughan Grandin (VG)	Resident Rep (Leaseholder)
Sofia Reynold	Leaseholder
Cllr Marsha De Cordova	Ward member, Larkhall ward
Nina Howard?	Observer – Cllr Decordova's assistant
Christine Searle(CS)	Independent Resident Advisor (STUF)
Jonny Moore (JM)	Capital Programme Manager, Lambeth Council
Bashir Miah (BM)	Housing Project Officer, Estate Regeneration Team, Lambeth Council

### Apologies:

Christian Brunschen (Chair)  
Cllr Andrew Wilson

	Action
<b>1) Welcome</b> Everyone introduced themselves.  Marjorie chaired the meeting as CB gave his apologies.	
<b>2) Minutes of last Meeting (28.7.16).</b>  The minute was accepted as accurate.	
<b>3) Matter arising/Action.</b>  It was reported that new member was invited but did not attend tonight. It was agreed further recruitment drive need to be undertaken to increase attendance at the meeting.  It was noted that ToR has been agreed at the last meeting and any REP member who has not sign the document will need sign.  Action: BM to bring the document for signing at the next REP meeting.	

It was noted that following liaison with Paul Simpson, Simon Sochas has launched Fenwick estate Independent Advisor Website on the net.

#### **4) Regeneration Updates**

##### **DMT Procurement**

JM reported that DM interview was held on 4 & 5<sup>th</sup> October.

The panel members were:

- Marjorie McIntyre
- Stephen Davis
- Christine Searle , Independent Advisor for Residents (attended as observer to support the residents)
- Simon Sochas, independent Advisor (attended as observer to support the residents)
- Cllr Marsha De-cordova
- Cllr Andy Wilson
- Cllr Christina Valcarcel (Tina)
- Julian hart, Estate Regeneration Programme Manager
- Jonny Moore, Capital Programme Manager and
- Bashir Miah, Housing project officer

It was noted that questions were asked by resident reps and the ward members.

It was highlighted that one of the tenderer gave a strong presentation at the interview in comparison to the other tenderer and residents were happy with them. However, it was noted that following the analysis of their submission there were concerns with their bid and further information were requested from them. This need to be analysed and assessed prior to recommending any award of contract to any firm.

The interview scores of each DM tenderer were shared with the REP, but it was highlighted that the evaluation of written bids are yet to be confirmed and final result is subject to review and the council stringent approval process. The announcement of result would be made once the report is signed up. Subject to approval process, it is envisaged winner could be announced in Dec 16.

It was noted that some of the panel member were not impressed by one of the firm who did not bring their community engagement team at the interview, However the performance of rest of their team at the interview was quite good and initial assessment of their bid submission appear to be strong.

##### **Key Guarantees (KGs) consultation**

It was reported that the KGs that were first published in July 2015 have been updated following a review by TPAS and comments from residents. {TPAS (Tenant Participation and Advisory Services), are a

well-respected independent organisation that provides support to both tenants and landlords}.

It was noted that the Council is holding one further consultation to get residents' feedback to see whether, within legal and financial limits, there is anything more the Council can do. The revised key Guarantees has been sent out to all the residents on the estate. REP members are urged to encourage residents to give feedback. The consultation will run until 21<sup>st</sup> November and feedback can be provided via the form listed in the booklet or via the form on the website.

The regeneration team will be holding drop in sessions on 10<sup>th</sup> November and the Independent Advisor will have surgery on 1<sup>st</sup> and 15<sup>th</sup> Nov for any residents to ask about KGs.

### **Fenwick South Development**

It was reported that Fenwick South Development (55 residential development plus replacement community hall) is progressing. The Council is currently drawing up a development agreement with TfL to agree costs, timescales etc.

Officers requested a meeting with the TRA to discuss option for temporary moves to alternative sites, during the construction process, while their existing hall being replaced with the new one

### **Estate Office**

It was reported that the regeneration team is proposing to establish a base on the estate for the duration of the regeneration programme. Currently the team is investigating possibility of using void property as a base. It was noted that a suitable void property will require planning application for temporary change of use and some refurbishment work may be necessary to turn into an office.

It was highlighted, that subject to discussion with TRA there may be an opportunity to share the office with the TRA.

### **Work programme**

A draft work programme was circulated. It was discussed with the IA to pin down dates for meetings and newsletters between now and early next year. Also the team need to fix REP and drop-in dates and bi-monthly newsletter dates.

### **Housing Need Survey**

A draft housing need form was circulated, which was previously emailed to everyone. Members were requested to review and provide any feedback/amendment/suggestions via email as soon as possible as the team is looking to finalise by mid-November.

It was noted that at present the council will be undertaking housing need surveys on tenanted properties only, as the Council need to

<p>understand the housing needs as part of its requirements as a landlord. A similar exercise will be undertaken with the leaseholders when the Development Management Team are on board so that they can understand their needs and design the new estate so that it meets the needs of existing residents who wish to remain on the estate.</p> <p>Queries were raised about the proof of address and what evidence is required to confirm who lives in your property. It was agreed that the team will seek clarification from the Decant Officer.</p> <p>Post Note: Decant Officer advised that Bank statement, utility bills, doctor letters, electoral register roll, etc. can be used as acceptable document for proof of address. Officer will also check/verify tenancy information on the council database system</p>	
<p><b>5) Independent Advisor's (IA) Feedback</b></p> <p>CS reported that some of the freeholders she met has requested that the council clarify freeholder's position in respect to the buyback process.</p> <p>Officers clarified that the buyback process will be same whether it is a leasehold or freehold property. The valuation process will take into consideration if a property is freehold, and the home owner will be compensated at appropriate level depending on whether it is freehold or leasehold interest. Resident homeowners will be able to buy a new home on estate but these will be leasehold property, as the council is unable to provide another freehold replacement property on the estate.</p> <p>CS was pleased to see the council would be considered moving resident to Sheltered scheme within the borough if eligible resident request to do so as part of the decanting process. She highlighted that she will be organising Tea Events at Willet House, where there are lot elderly residents reside.</p> <p>It was highlighted further activity should be undertaken to engage with youth as they would be key stakeholder in the regenerated estate, which could potentially take a decade to complete. Also look wider area engagement i.e local business and wider neighbourhood.</p> <p>It was recognised that when the DMT team come on board their engagement team will brief to engage wide range of stakeholder to ensure their buy in from wide section community., youth, elders</p> <p>She is also meeting some elderly, disable and vulnerable residents.</p> <p><b>Action : Regeneration Team requested to forward the contact detail of any vulnerable residents she has come across. - CS</b></p>	<p>CS</p>
<p><b>6) Resident REP feedback</b></p>	

<p>It was highlighted that more clarification and detail need to be provided for buyback process.</p> <p>Resident need provided with assurance and certainty as it is a major upheaval in their life.</p>	
<p>7) <b>AOB</b> None</p>	
<p>8) <b>Date of Next Meeting</b> <b>Thursday 19<sup>th</sup> January at 6.30pm, Fenwick Hall</b></p>	