

## Fenwick Resident Engagement Panel (REP) Meeting

Thursday 23/3/17, 6.30pm, Fenwick Hall

### Present:

Christian Brunschen (CB, chair)	Resident Rep (Leaseholder)
Marjorie McIntyre (MM, vice chair)	Resident Rep (Tenant)
Yvonne Heysmond (YH)	Resident Rep (Tenant)
Sofie Reynold (SR)	Resident Rep (Leaseholder)
O'Neil Johnson (OJ)	Resident Rep (Freeholder)
Cllr Marsha De Cordova (MDC)	Ward member, Larkhall ward
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
Patrick Clark (PC)	Transport for London

### Apologies:

Cllr Andrew Wilson, Cllr Christiana Valcarcel (Tina), Vaughan Grandin, David Lurie (DL), John Hayton (JH), Lee Campbell (LC)

	Action
<p><b>1) Welcome</b></p> <p>The Chair welcomed everybody and everyone introduced themselves.</p> <p>The Chair reported that David Lurie requested to inform the meeting that he is stepping down from the REP. This is because he is due to move away from the estate.</p> <p>The REP formally thanked DL for his contributions and service to the group.</p>	
<p><b>2) Minutes of last Meeting (19.1.17).</b></p> <p>The chair highlighted that the meeting was initially scheduled for 2<sup>nd</sup> March but was postponed to 23<sup>rd</sup> March 17. Other than this correction, the minute was accepted as accurate.</p>	
<p><b>3) Matters arising/Action.</b></p> <p>None ( key issues are on the agenda )</p>	
<p><b>4) Regeneration Updates</b></p> <p><b>4.1 Leasehold buybacks</b></p> <p>At the last meeting some REP members requested further detail and information on the following issues:</p> <p>a) The definition of 'reasonable fees' is clarified below.</p>	

- The council's view of reasonable cost is based on experiences with homeowners who have arranged their own valuations since the buyback process started.
- At the outset it was based on enquiries about fee charges with a number of local RICs registered surveyors. The council's view of reasonable fees for valuations is in the range £450 - 500 and that a reasonable hourly rate for agreeing a valuation is in the range £125 - 150 not including VAT.
- Regarding valuations, the Council allows a limited time for this, normally 1 – 2 hours. It is the homeowners' choice which surveyor they use, but if the fees they charge are higher than the level encountered with other homeowners, then the council reserves the right to offer a contribution towards the fee that homeowners pay.

b) What costs will be reimbursed, such as mortgage redemption and other costs associated with mortgage arrangements including Solicitors and Stamp duty.

The following clarification were issued:

- mortgage redemption – part of this is claimable in the legal fees. If there is an early repayment fee payable to the lender, that is claimable.
- Other associated costs: solicitors – reasonable fees for sale to us and for onward purchase (within one year).
- The Council pays stamp duty for the purchase, but reimbursement of stamp duty paid for the onward purchase is claimable (again within 12 months, and up to the value of the property we buy back).

#### **4.2 Vulnerable Tenant update**

It was reported that a member of the Housing regeneration team is having a meeting with Fiona Connelly, Director for Adult Social Care. The aim of this meeting is to agree a protocol as to

- how to address the needs of vulnerable people, and
- how referrals would work, and
- what organisations we can contact to

Cllr De Cordova expressed dis-satisfaction about the delay in not having a formal strategy in place.

It was noted that officers are currently working on the following interim strategy to support any vulnerable residents.

- We would share with ASC the post codes of the homes we are looking at as part of the programme onto their database, to determine who in their care will be affected
- We are also shortly undertaking a Housing Needs Survey, as part of which we will be asking questions to help us determine any special assistance tenants need, which will help identify vulnerable tenants
- If required, the Housing Needs Survey will be followed up by an Occupational Therapy assessment and the Council Medical Officer assessment, which will determine the specific type of property and any aids/adaptations that may be required
- A decant team, made up of 4 officers has recently been recruited to support residents through the decant process as described in the Key Guarantees

- We can also pass onto ASC any residents we are aware of, which meet their definition of 'vulnerable' which is those with learning disabilities, physical disabilities, or mental health problems
- We also aim to have other resources to assist people - not just social care - who are increasingly stretched due to budgets. We may need to procure other forms of support for vulnerable people

FYI - The council's integrated disability service works with residents with the following needs.

- Possess an enduring array of learning and physical disability needs that emerge in childhood and that typically require statutory provision from the children and family division and who go on to require some form of intervention as adults under national guidance and regulations.
- People with lifelong conditions whose needs may emerge or increase during their adult life. This will include people with conditions such as Autism, people with profound and multiple learning disabilities, etc.
- People who acquire a disability between the ages of 18 and 65, including those with acquired brain injuries, HIV/AIDS or sensory impairment.

#### **4.3 Fenwick Regeneration Resource Centre update.- 66 Willington Road**

- A planning application has been submitted.
- The refurbishment work has been instructed. The contractor will be starting work soon.
- A link to the planning application has been circulated to REP members.

#### **4.4 Housing Need Survey**

The following were reported:

- A housing needs survey will be undertaken with all tenants
- This will be done by our allocated decant officer, Paul Gordon. Paul is on leave this week but will be at the next drop-in on 10th April
- The decant team now has 4 members of staff and so is better resourced to be able to complete the HNS with all tenants. We will be using an online survey which is currently being built in order to make more efficient.
- We will write to all tenants shortly before we do the survey to let them know we are coming
- Fenwick south allocations - some tenants have been asking about how the allocations will work for Fenwick south. The allocations of these properties are likely to be linked to Phasing - i.e. allocated to those tenants in the first phase scheduled for demolition. This phasing plan is still some way off. There are also some wheelchair accessible units on Fenwick south. Information as to tenants who require wheelchair units is collected through the HNS,

#### **4.5 Key Guarantees**

- A Cabinet Report containing the finalised Key Guarantees, amended following the consultation period at the end of last year is going to Cabinet tonight
- The report also contains an appendix which shows all the suggestions received through the consultation process and the Council's response
- The final KG booklets will be sent to all households

<ul style="list-style-type: none"> <li>• If the report is adopted, then the Key Guarantees will be amended accordingly, and the booklets re-issued to residents. This will take place before the end of June 2017</li> </ul> <p><b>4.5 DM Procurement update</b></p> <ul style="list-style-type: none"> <li>• The formal approval of the recommended DMT team has not been approved yet, however this will be done at a meeting in early April.</li> <li>• The reason is a bureaucratic one and not due to any risk to the project proceeding.</li> <li>• Once the approval is made there is a standstill period. this will take it up to Easter</li> <li>• When that has passed we will notify all residents</li> <li>• We will the arrange for the DMT team to attend the next REP meeting and a meet the DM team exhibition will be organised</li> <li>• There will be a period where contracts need to be signed etc. before they start properly</li> </ul> <p><b>Actions</b></p> <ul style="list-style-type: none"> <li>• Send KGs in Cabinet report</li> <li>• Check on SDLT in terms of reimbursement</li> <li>• Check on timeline for vulnerable residents 'strategy'</li> </ul>	<p>JM/BM</p>
<p><b>5) Fenwick South</b></p> <ul style="list-style-type: none"> <li>• Patrick Clark from TfL give a brief update on the Fenwick South Development (55 affordable rent homes plus replacement community hall).</li> <li>• Currently some investigative works have been instructed to check ground conditions of the site. This investigation will proceed in the coming weeks and will involve bringing small rigs onto the site. TFL will write to immediate neighbours and inform of the date of the investigation.</li> <li>• Procurement process for the Contractor has started, however the process has not be finalised and appointment of a contractor will be later in the year.</li> <li>• SR queried whether there will be any development on the communal garden behind Cottage Grove, (old housing office site)</li> </ul> <p>Action: TFL review and provide clarity</p> <p>PS note: BM reviewed the planning application and advised SR that there will not any building work undertaken on the garden. However the garden is part of the overall landscaping work .</p>	<p>PC</p>

<p><b>6) Independent Advisor's (IA) Feedback</b></p> <p>CS reported that:</p> <ul style="list-style-type: none"> <li>• The IA have held meetings with tenants and leaseholders. The IA is currently collating questions/concerns to put forward to Independent legal advisers for review. The independent legal advice will be appointed by one of the Independent Advisor firms working on the programme. (The legal advisers would not have any connection with Lambeth Council.)</li> <li>• It is noted that when the Council issue draft leases and tenancy agreements, there will be an 8 weeks consultation period.</li> </ul> <p>A valuation workshop for the homeowners is scheduled on 10<sup>th</sup> April 2017. A valuer will be in attendance to advise homeowners on the buy-back process. He will be going through the RIC red-book appraisal process.</p>	
<p><b>7) Resident REP feedback</b></p> <ul style="list-style-type: none"> <li>• REP members expressed concern about the delay in the appointment of the DMT.</li> </ul>	
<p><b>8) AOB</b> <b>Stuf Contract variation and extension.</b></p> <ul style="list-style-type: none"> <li>• In the absence of CS, the Stuf contract was discussed. It was highlighted that their contract needs to be varied and extended as their initial budget for the Independent Advice (IA) services contract is running out.</li> <li>• Officers asked the REP members if they have any concerns with the services provided by the IA and what their views were with regards to extending and varying their contract.</li> <li>• REP members were happy with the services provided by Stuf to date.</li> <li>• An unanimous agreement was reached to retain StUF for the IA service. It was agreed that the Council carry necessary process to extend and vary their contract up to December 2017,</li> </ul>	
<p><b>9) Date of Next Meeting: TBC</b></p>	