

Project Group Monthly Meeting /Minutes
Monday , 2 November 2020

Attended

- John Morris
- Cllr Peter Elliot
- Cllr Mathew Bennett
- Fiona Cliffe
- Jason Emile
- Alice Orr-Ewing
- Sabine Mairey
- Lisa Doyley
- Maxine Igbinedion

1.0	<p>Introductions</p> <p>JM introduced himself and the agenda</p>	
2.0	<p>Change of Approach</p> <p>FC stated that the focus of future meetings will be on the regeneration, starting from Roman Rise. However, there will be times when there's a need to dip in and out of housing management issues, and repairs on some occasions.</p>	
2.1	<p>SM highlighted the importance of visiting old decisions when necessary and not resolved.</p>	
2.2	<p>SM also asked what is the point of the LIVEABILITY commitment if not aired to residents?</p> <p>AE replied that in March there was a commitment by the council including HFL business plan, with the key guarantees primary about peoples' housing. That residents who want to live on their estates that their day to day lives will not be compromised by the regeneration programme.</p>	
2.3	<p>AE introduced her new role and explained the intention of HFL, Regen, and Neighbourhood Housing working together to deliver the liveability commitments.</p>	
3.0	<p>Signing of Operations Protocol (Terms of Reference)</p>	
3.1	<p>JM the independent Chair made an announcement to the group to sign the Operations Protocol before the next Project Group Meeting.</p> <p>Actioned: Signing members of the protocol before the next Project Group Meeting.</p> <p>The REO (MI) added that no one has signed or that she is aware of has signed the document as yet. If any member needs to discuss or has any questions regarding the document the REO would be happy to arrange a meeting with Jeanette or Pam to discuss the document before signing of the document before the next meeting.</p>	<p>All</p> <p>MI/PK</p>
4.0	<p>Roman Rise</p>	
4.1	<p>FC provided a presentation of the indicative timeline as the planning application submitted in April was recently granted permission. The following are planned: The demolition early in the new year 2021 (This could be brought forward). Residents would be written to and informed</p>	

4.3	<p>about the timeline and works. The period of works will take approximately 18 months to 2 years from summer 21 to spring 23.</p> <p>PE asked has the contractor to carry out the works been selected and through what process? JE replied this would be carried out via the HFL procurement strand and policy.</p>	
4.4	The newsletter which is planned to go out before Christmas will provide further information.	MI
5.0	<p>Masterplan</p> <p>5.1 FC stated that the Roman Rise scheme will be use as a decant for residents at Central Hill.</p> <p>5.2 JE said that the process to undertake the Masterplan will be in the first quarter of the new year 2021. SM asked JE to explain the process of the Master plan. JE explained that in collaboration with Lambeth a brief which would need to be completed by end November, is devised to engage with consultants, timescales involved, and the planning authority at Lambeth. If the brief is commissioned in December this will kick start the securement and selection process for potential architects, and design on the design.</p> <p>5.3 SM enquired further about the ‘Commissioning process’ JE explained the commissioning process involves elements of engagement, of design, affordability, apprenticeships, and just about the delivery of Homes. Homes for Lambeth will be carrying out the Masterplan.</p> <p>5.4 LD stated ‘I want to put on record a lot of us residents are itching to see some sort of Masterplan for this estate and can’t tell you how long. People have left. They don’t know whether to come back or not, as no one has absolutely no idea of where you are going to start. What part is being knocked down first? I am not just talking about Roman Rise but the actual ESTATE’.</p> <p>LD was critical that residents were in limbo, & CH was not nice place to be; nobody is giving residents any information. The level of engagement she felt was poor. She felt that just because residents don’t say anything does not mean they are not worried about what is going to happen about their homes.</p> <p>‘Previous consultations to appoint architects, were ‘blown out’ of the water; it seems like there was constant back tracking’.</p> <p>PE are agreed with LD point. He added that there are a lot of mental health issues on the estate, and there needs to be a better way of working. Going forward there needs to be genuine engagement as Roman Rise development landed on residents with what he thought was no consultation as an option or a solution.</p>	

	<p>PK added that it is important for residents to be involved and have their say as they live on the estate and can guide us on what their needs are.</p>	
5.4	<p>PE also raised the issue about residents in temporary accommodation being forgotten as some can live on the estate up to 12 years and they also part of the community. These residents are living in very difficult conditions. They should be included and involved within the process. Including, the promises, commitments and guarantees, that were made in the past need to be still implemented.</p> <p>Note; Temporary Residents are not covered by the Key Guarantees</p>	
5.6	<p>PK & SM also asked if temporary and private residents can be joining the group?</p> <p>FC said that the Operations Protocol is being looked at to address the involvement of TA residents.</p> <p>Action Operations Protocol to see if can be amended to include temporary & Private residents to be part of REP.</p>	MI
6.0	<p>Void Figures AE will provide the void figures in future meeting however would also need to know from the REP point of view what the figures need to show. Is it how many empty flats? Or the how the old flats will be use? Action: Void figures to be provided for next meeting.</p>	AE
6.1	<p>SM also raised the issue that the empty flats attract antisocial behaviour onto the estate. As some people had to move out as the repairs were so inadequate. SM also asked the question if the police are aware of the empty properties?</p>	
6.2	<p>FC informed that there have been meetings with the police regarding the issues mentioned before lock-down</p>	
6.3	<p>PE highlighted that the police were called recently due to a rave within an empty flat. He requested a walk around to inspect the properties. Action: To arrange with AE / Lambeth Housing staff, to inspect conditions of void properties at CH.</p>	AE
AOB		
7.0	<p>Tor / Operations Protocol REO emphasised that if further discussion or an appointment with Jeanette or Pam to discuss the ToR is required to contact her.</p>	
7.1	<p>Community Centre PE suggested in terms of engagement there needs to be some fun happening on the estate. Residents need to have something to look forward</p>	

	to as residents have had nothing but absolute stress. There needs to be a community centre, as we need to start bringing the community back together. He said that after lockdown we need a space to use as a Residents association and build the community as we see fit.	
7.2	REO to look into data -protection in relation to contacting residents. However, HFL have schemes and opportunities that are normally sent to residents via newsletters and is willing to work together with the group to improve engagement on the Estate.	MI