

## Minutes of the Central Hill Project Team – 10<sup>th</sup> October 2019

### Attendance:

Rev Jonathan Croucher – chair  
 Angela Masters  
 Andrea Rose  
 Peter Culley  
 Pam Kovachich  
 Caroline Penghelly  
 Cllr Matthew Bennette  
 Nicola Curtis  
 Jason Emile– HfL  
 Sabine Martell  
 Cllr Peter Elliott  
 Lisa Doyley  
 Fiona Cliffe – HfL

### Apologies:

Micaela Burton  
 Tunde Akinyooye

1.	<b>Minutes of meeting in Sept. agreed</b>	
2.	<p><b>Development</b></p> <p><b>Roman Rise</b></p> <p>JE reported on the redevelopment of Roman Rise. bptw have been appointed as the architects.</p> <p>NC asked about the resident involvement in the appointment. JE said HfL wanted to get the development moving as quickly as possible and that the masterplan going forward will have full resident engagement. This will start in 2020/21.</p> <p>The qualitative aspect of the procurement will be circulated.</p> <p>PC said that residents want to see the masterplan start, not just the build on the corner at Roman Rise.</p> <p>The indicative timeline was circulated. JE said HfL would try &amp; improve on this.</p> <p>SM asked about the rents on the new build.</p> <p>MB explained about the key guarantees &amp; that tenants moving from CH would have a phased increase over 5 years to a higher rent – council level rents would be higher due to the value of the new build homes.</p> <p>NC said the key issue would be service charges – specifically with lifts.</p> <p>MB said that there was a need to look at household costs. There would be high levels of insulation so would reduce utility costs. (The group had discussed the architectural award to council homes in Norwich where heating bills were minimal).</p> <p>PE said about RR that:</p> <ul style="list-style-type: none"> <li>• There had been no direct consultation with the Green party.</li> <li>• The timescale in the Cabinet decision had changed drastically.</li> </ul>	FC

	<ul style="list-style-type: none"> <li>• A community centre should be included on the estate.</li> </ul> <p>JE said that a community centre could be considered as part of a masterplan.</p> <p>JE said that the demolition &amp; build would have conditions set by both planning &amp; building control. How the development is managed will be scrutinised as part of the planning process.</p> <p>NC requested that the letter given to residents in Romany Prospect should be re-circulated.</p> <p>PE asked about an Environmental &amp; Equality Impact Assessments for RR.</p> <p>Consultation with Croydon residents would take place as part of the planning consultation. A meeting for CH residents would take place – the design would be important as residents would move into these new homes.</p> <p><b>Masterplan</b></p> <p>The Arups initial engineering report would be available at the Resource Centre.</p> <p>The MP will take approximately 1 year. Unlike the Mace approach, HfL will project manage this piece of work</p>	FC
3.	<p><b>Strategy for Central Hill</b></p> <p>The group requested a meeting with senior managers from both Lambeth &amp; HfL. JC asked who will answer the questions on the strategy &amp; timing for the estate.</p> <p>JC felt questioned whether the 2017 Cabinet Decision should be re-visited.</p> <p>MB said the scheme would be delivered.</p> <p>PE asked about whether the re-furbishment of the estate should be considered.</p> <p>NC said that key problems on the estate related to condition- specifically the sewage and the mice problems.</p> <p>A discussion needs to take place in relation to how the properties are maintained for 5/10/15 years linked to when residents will move out. This will be linked to the masterplan phasing.</p> <p>MB explained about meanwhile works. This would not be a full LHS standard There was also the consideration of service charges.</p> <p>MB had said that Lambeth had approved a decant programme, before required, partly due to the conditions on CH estate.</p> <p>PC asked why the rebuild programme was taking so long; this didn't happen with Berkeley Homes. JE said that BH have a similar process – it was just this didn't take place in the public domain.</p> <p>PE said there should be a timeline for repairs and maintaining the estate.</p> <p>CP said residents needed to know what the meanwhile works would be after the health &amp; safety works have been completed. Leaking balconies are an issue.</p> <p>JE said there needs to be clarity on redevelopment and repairs.</p>	
4.	<p><b>Void Figures</b></p> <p>FC presented these.</p> <p>JE said that the void works on the ASTs was now the remit of HfL.</p> <p>FC that contractors were to be on site w/c 14<sup>th</sup> October.</p> <p>JC said the number of properties not occupied was losing income.</p>	
5.	<p><b>AOB</b></p> <p>NC said this should be her last meeting as she was moving.</p> <p>JC thanked her for all her hard work over the last years &amp; wished her well.</p>	

6.	<b>Next meeting</b> There would be a meeting to meet the architects for Roman Rise. The provisional date of 5 <sup>th</sup> November should be changed. The meeting with HfL & Lambeth also needs to be organised. FC to organise.	FC
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