

Central Hill - Resident Project Team
25/09/2018 at Resource Centre at 7pm

Attendees:

Jonathan Croucher (Chair)
 Cllr Matthew Bennett
 Fiona Cliffe – Lambeth
 Mutoka Namakambo (Karrol) – Lambeth
 Charlie Conyers – Lambeth (part)
 Pam Kovachich - PPCR
 Peter Culley – Resident
 Nicola Curtis - Resident
 Angela Masters - Resident
 Rosemary Porter - Resident
 Victor Hernandez – Resident

Apologies: Cllr Jennifer Braithwaite, Cllr Peter Elliot, Tunde Akinyooye.

1.	<p>Introductions</p> <p>Introductions were made. Charlie Conyers was introduced to the group to go through the work of temporary accommodation team</p> <p>FC reported that there have been changes to the members of the Project Group. Tony Dyer and Karen Bennett have both left the estate; two members only attended the first meeting. More members are required to be nominated from the Design group and Engagement & Communication group. Meetings are being planned for both groups.</p> <p>LBL & PPCR would look to get a leaseholder and tenant from these groups.</p>	MN/FC/PPCR
2.	<p>Temporary accommodation on Central Hill – Charlie Conyers</p> <p>CC reported that they are currently 2000 households are in Temporary Accommodation (TA). These households are either placed within Lambeth or outside Lambeth - including outside London. Lambeth has a legal duty to place households that require TA, and these are people who are mainly being assessed at risk of being made homeless or have been assessed as homeless. Lambeth lease properties on the private market to house homeless applicants and where they are accommodation in Lambeth that can be used for TA, Lambeth will utilise these.</p> <p>Being housed in Lambeth is better for households because they still have to travel to school, work, etc. whilst in TA. Households that have been placed on Central Hill have been found to be in need of housing and Lambeth has a duty to house them.</p> <p>38 TA households were housed on Central Hill – figure confirmed on 28/9/2018.</p>	

	<p>NC enquired if in TA in other boroughs the duty to house could be discharged by that borough. CC confirmed Lambeth would still be responsible for housing that household. Further questions were asked about the local connection for homeless applicants. CC confirmed that people need to have a local connection before being accepted as an applicant in Lambeth. Where there is no local connection the last borough that have had the connection with the household will be responsible for housing.</p> <p>Residents raised questions about the perception that TA residents were ‘troublesome’. CC explained that 40% of new housing allocations in Lambeth are to homeless applicants. This is the same trend in terms of housing allocations from the waiting list. NC had concerns that TA residents would not ‘invest’ in their homes or the community, because of the temporary nature of their occupation. CC confirmed that how long a TA is rehoused is dependent on the bidding system. NC asked if TA residents on CH could be rehoused as part of the redevelopment. CC stated that this could set a precedent and people’s circumstances could change. There are other alternative options including discharging legal duty in the private sector.</p> <p>CC confirmed that the number of TA on the regeneration estates will be limited due to the timing of the regeneration and the limitations of moving on these households.</p> <p>A discussion followed about the void strategy. PC stated that empty properties should be occupied instead of homeless applicants travelling from outside London as they still need to attend schools in Lambeth - especially for households with children.</p>	
3.	<p>Minutes and Matters Arising</p> <p>Minutes of the last meeting were agreed.</p> <p>FC to confirm a letter has been sent to secure tenants who have moved about the contractual RTB and option to return.</p> <p>JC confirmed that he wrote to Lambeth about more resident involvement in the appointment of Mace’s engagement consultant and has been assured that residents will be involved in the appointment process. A shortlist of engagement consultants will be provided to the Engagement and Communications group. A meeting with the group has been arranged for the following Tuesday. Members from the group will sit on the interview panel.</p> <p>FC provided a written response on the query raised about the difference between the Cressingham and Central Hill contract. Members of the group were sent copies prior to the meeting. NC</p>	<p>FC</p> <p>FC/MN</p> <p>FC</p>

	asked for copy of the written response. Housing regeneration to re-send to the group.	
4.	<p>Up-date on Mace appointment</p> <p>FC reported to the group that they have been a delay to the contract award with Mace. Lambeth are meeting with Mace and would be able to provide a better estimate on when the contract would be completed. FC to provide an update to the group after this meeting</p>	FC
5.	<p>Decant Figures</p> <p>MN provided an update on the decant figures.</p> <p>14 buybacks have now been completed. 17 buybacks are in progress. They are now 85 voids on the estate. 38 properties are being used for TA and 14 by housing management. NC queried on the reasons why 14 are being used by housing management. Housing regeneration to find out from HM and get back to the group with a summary.</p> <p>NC also requested a copy of the number of tenants on the transfer list to be included as part of the reporting. MN to include at the next reporting.</p> <p>FC confirmed that the letting of AST properties on the private market is imminent. A decision has also been made on the use of tenanted properties that were going to cost over £5k in voids costs. Housing regeneration will work with housing management and confirm the length of time the property will be needed for regeneration and a strategic decision would be made based on the costs of work and length of time available. As per previous discussions, the use of empty properties can be let for TA, ASTs, housing management and homeless prevention. FC to provide a process at the next meeting of how the voids properties will be used.</p> <p>JC said it would be a good idea if the figures also showed the number of properties actually empty.</p> <p>MN updated group on the number of housing needs assessments that have been carried out to date.</p>	<p>MN</p> <p>MN</p> <p>FC</p> <p>MN</p>
6.	<p>Buy-backs – process going forward</p> <p>As reported 14 buybacks have completed to date, with 17 in progress.</p> <p>FC went through the buyback process. A questionnaire was now being sent to households wanting to sell, specifically to assess the</p>	

	<p>timescale of when people wanted to move, also linked to resourcing – the district valuer and lawyers.</p> <p>NC asked that if this was a general buy-back, why was there a question about whether there is a need for an urgent move – this can still be seen as prioritisation.</p> <p>FC explained that might still be people who do need an urgent move if their circumstances change, or hadn't applied previously. Such cases may need to be prioritised.</p> <p>VH asked if all homeowners could get a letter stating that they can move now if they want. FC to go take it to Buyback team and get back to the group.</p> <p>A discussion followed about the funding stream of buybacks going forward.</p> <p>MB said with the AST programme in place additional capital funding will be available.</p>	
7.	<p>HfL</p> <p>Cllr MB went through the implementation of HfL. The regulator is to sign off the registration for affordable housing.</p> <p>Lollard Street – This will provide 70 new homes. The provisional handover date is November 2018.</p> <p>Some residents on the current estate will move into the new homes, but this will release their homes. So in total 70 homes will be available to let through choice based lettings.</p> <p>The group are interested in going to see these homes. MN to confirm the date.</p>	MN
8.	<p>Independent adviser appointment – up-date (without PPCR)</p> <p>PK from PPCR left the meeting at this point.</p> <p>MN Thanked the group members who took part in the procurement of the IA.</p> <p>MN updated the group that the procurement process was almost complete. Tender process and evaluations have taken place. Group members involved in the appointment signed a confidentiality agreements.</p> <p>An internal report is being prepared to recommend the successful tenderer. The IA will assist residents with the appointment of the engagement consultant with Mace. We hope to get in contract before the appointment of Mace.</p>	
9.	<p>Groups</p> <p>Engagement & Communication Group</p> <p>FC reported to the group the purpose of the E&C. The group will mainly look at social benefits and communication with residents -</p>	

	<p>the 'people side' of the regeneration, and potentially including a community fund for Central Hill. This meeting is scheduled for 2nd October. The group has been promoted when the HNAs have been carried out and also through PPCR. Members asked regeneration to confirm the number of residents on the group.</p> <p>Design group FC reported to the group the purpose of the design group. This will be looking at the design of the homes and master planning.</p>	<p>MN</p> <p>MN</p>
10.	<p>AOB FC reported to the group that the 3 regeneration estates have now got planning permission.</p> <p>A meeting will be arranged to go through the rehousing/decant process for tenants. Paul Gordon will attend. Now confirmed as 23rd October – 6.30pm</p> <p>The meeting ended at 9pm.</p> <p>Date of the next meeting is on the 20th November at the Resource Centre at 7pm.</p>	