

	<b><u>Westbury REP Minutes – Monday 1 February 2021</u></b>	
<b>Attendees</b>	<ul style="list-style-type: none"> <li>• Alan Mesure (AM) – former Westbury Resident</li> <li>• Jenny Gordon (JG) - Resident</li> <li>• Kevin Otchere (KO) – Resident</li> <li>• Brian McClure (BM) – Resident</li> <li>• Kim Daley (KD) – Resident</li> <li>• Alice Orr -Ewing (AOE) – Lambeth (Estates Transition Manager)</li> <li>• Dionne Breedy-Anderson – Lambeth (Resident Decant Officer)</li> <li>• Cllr Linda Bray (CLB) – Lambeth (Ward councillor covering Westbury Estate)</li> <li>• Jeanette Brooks (JB) – Homes for Lambeth Engagement &amp; Communications Manager</li> <li>• Yesir Ali (YA) – Homes for Lambeth (Development Manager)</li> <li>• Shaheen Mahtabuddin – Homes for Lambeth Housing Contracts Manager</li> <li>• Peter Smith ( PS ) – Homes for Lambeth (Resident Engagement Officer)</li> <li>• Guy Sanderson – Liveability Estates Manager, Lambeth Council</li> <li>• Hilary Satchwell – Tibbalds</li> <li>• Anny Levett– CPC Consultants</li> <li>• Samantha Herelle – Homes for Lambeth Director of Operations</li> <li>• Howard Mendick (HM)- Newman Francis (Independent Advisor)</li> <li>• Daisy Banfield (DB) Newman Francis (Independent Advisor)</li> </ul> <p><b>Meeting chaired by John Morris (Independent Chair)</b>  <b>Minutes taken by Daisy Banfield</b></p>	
<b>Apologies</b>	<p>Wendy Bohan (WB) – Homes for Lambeth (Social Inclusion Programme Co-ordinator)</p> <p>Angela Nanton – Lambeth (Resident Decant Manager)</p> <p>Simon Williams – St James (Project Manager)</p>	
<b>Summary of the Meeting</b>		<b>Action</b>
<b>1. Minutes of last meeting (30 Nov 2020) and matters arising and  2 &amp; 3. Westbury Estate- Phase 1 Development Update (HFL Development Manager)</b>		
<ul style="list-style-type: none"> <li>• <i>Brief construction update: hoarding about to be removed on block C2 (the lower block), a temporary fence would be installed for landscaping, there would be a trench to enable water connection to C2 with pedestrian barriers installed on the Wandsworth Road</i></li> </ul>		<p>St James/YA</p> <p>St James/YA</p>

<ul style="list-style-type: none"> <li>• <i>St James provided marketing layouts with room sizes in feet and inches however it was agreed that more information needed to be added to the layout plans</i></li> <li>• AM asked- Are there plans for all the buildings and individual flats? Height and widths for curtains and blinds? Will there be space for washing machines? <b><i>It was agreed that residents needed to see layouts for their individual flats as well as measurements for curtains and blinds, ceiling heights etc</i></b></li> <li>• <b>ACTION</b></li> <li>• YA to feedback to St James, about extra information required as well as plans for individual flats – this information would be ready in two weeks. <b>ACTION</b></li> <li>• It was confirmed that block E2 would have 2 lifts and block C (the lower block) would have one lift</li> <li>• The block names would be Walter Tull House and Elizabeth Heyrick House – <b><i>more information about who the blocks are named after will be presented at the next meeting by Newman Francis (ACTION)</i></b></li> <li>• HS added a correction for previous minutes: ‘There will be 270 new homes.’</li> <li>• Assured tenancies- there will be assured lifetime tenancies for the residents moving into the new homes</li> <li>• Council tax and rents – SH will be updated in due course but this is being looked into – HfL understands that information about the new rents needs to be provided as soon as possible</li> <li>• Protocols – Residents to reply back with email confirmation to confirm agreement with the Terms of Reference/Protocols for the REP. <b>Action: Peter to resend to residents</b></li> </ul>		St James/YA
		Newman Francis
		PS
<b>4. Reserved Matters Planning Application Phase 2 (Tibbalds)</b>		
Speaker	Hilary Satchwell	
<p>HS reported that she would be organising Zoom workshops so that residents are fully consulted about the later phasing plans and can feed back their views and any questions:</p> <ul style="list-style-type: none"> <li>• 1<sup>st</sup> workshop – streets, gardens, play areas and external areas design.</li> <li>• 2<sup>nd</sup> workshop – internal layouts and design.</li> <li>• Question: Would residents prefer 1 longer session or to be split into 2 sections?</li> <li>• <b><i>Residents felt that 2 separate workshops would work better and that around 1.5 hours would work in terms of workshop time.</i></b></li> </ul> <p><i>KO – Will workshops allow changes to designs and are these workshops information sessions or will they offer an opportunity for residents to influence the future designs etc?</i></p>		

<p><i>HS – Some things cannot change as parameters are fixed by the outline planning application, to fit design guidelines and building regulations but Hilary said that her team will take on board what residents input on design and ideas. HS confirmed that the site layout will remain the same but there will be options for a range of internal layouts as internal layouts were still being explored. HS emphasised that HfL will give serious consideration to any resident feedback.</i></p> <p><i>S- Can draft layouts be sent out before?</i></p> <p><b>Action: HS to look into sending out design plans before the workshops and including information about the next phase in Westbury newsletters and on the HfL website. ACTION</b></p>		HS/HfL
<p>HS – The idea is to have 2 x workshops by end of February - mid March, and to then hold a wider exhibition to talk to neighbours and people who live near the estate about the designs.</p> <p><b>Everyone agreed that a clearer timeline for Phase 2 should be made available for the next meeting. ACTION</b></p>		HS/HfL
<b>Speaker</b>	<b>Yesir Ali &amp; Hilary Satchwell</b>	
<p>The meeting asked for more information about when demolition and construction would take place. YA and HS provided information about:</p> <ul style="list-style-type: none"> <li>• Timings for demolition</li> <li>• Reserve matters planning to be submitted first, then design details and tender to the contractors can be looked into</li> <li>• Construction for Phase 2 could possibly start later this year/January 2022</li> <li>• Welford and Ilsley are planned to be demolished first, with Fovant and Allington to follow. Expected demolition for the first phase by the end of the year</li> <li>• Site investigations would need to take place before the actual construction process could start</li> </ul> <p><b>Action: HS and YA to come back with more information on later phases and timelines.</b></p>		HS/YA
<b>5. Lambeth Council Update</b>		
<b>Speaker</b>	<b>Dionne Breedy - Anderson - Lambeth (Resident Decant Officer) and Alice Orr- Ewing</b>	
<p>Dionne reported that Robert and Denny Removals would provide the removals service for residents and would also help with packing and unpacking with households that needed this support.</p> <p>Leaseholder buybacks,</p> <ul style="list-style-type: none"> <li>• 1 shared ownership buy back in progress</li> <li>• 4 buy backs in progress</li> <li>• Focus is on Ilsley and Welford Courts as the first demolition sites</li> </ul>		

<p>Alice explained about the Equalities Impact Assessment and why it has been carried out. She reported:</p> <ul style="list-style-type: none"> <li>• A 70% response rate</li> <li>• That the Assessment helps ensure there is a clear record of needs, and that it will be published as a report as soon as it is signed off by the Council</li> <li>• Local lettings plan, before this only included over/under crowded households, now medical needs will be included</li> <li>• The Local Lettings Plan will now also confirm that 'double decants' are allowed so that residents in the new homes will be able to move to a later phase (again as long as a property that meets their needs is available)</li> <li>• Households in the tower blocks are also being assessed for eligibility to move into the new homes as long as properties are available</li> </ul> <p>Guy Sanderson reported that there will be a dedicated housing officer for Westbury to deal with any neighbourhood management issues</p>	
<p><b>6. Resident Engagement Update – Peter Smith HfL Resident Engagement Officer</b></p>	
<p>Peter reported on the following:</p> <ul style="list-style-type: none"> <li>• The December Phase 1 Site visit feedback as well as planned future visits (COVID-19 permitting) – AM said he was pleasantly surprised at how well the visits had gone. Jenny said that she had found the flats to be spacious</li> <li>• In March there is an ambition to organise individual visits to the new homes (when they will be almost finished) so that residents can view their own apartments</li> <li>• Ongoing work to assess the support needs for decant residents</li> <li>• Keeping up regular contact with residents</li> <li>• There will be regular phone-in/Zoom drop-ins to answer any questions and queries – Newman Francis may also attend these if required</li> </ul> <p>Cllr Bray reported on the issues caused by the overshadowing of the lift shaft on block C meaning that some flats could feel quite dark.</p> <p><b>ACTION: Agreed that KO should also be invited on next site visits as he missed out on invitation</b></p>	<p>PS</p>
<p><b>7. Social Investment Update - HfL Social Investment Team</b></p>	
<ul style="list-style-type: none"> <li>• A number of apprentices have been appointed by HfL across a range of sectors – housing, finance, administration, marketing</li> <li>• HfL are participating in Apprenticeship Week</li> <li>• Brew Monday (22 Jan 2021) saw HfL send out teabags to all residents on their regeneration estates and inviting them to a virtual tea/coffee break over Zoom. There was a good response</li> </ul>	

from residents and HfL will be repeating this on a regular basis with the next Brew Monday on 22 February @ 2pm	
<b>8. Independent Resident Adviser Update (Newman Francis) Daisy and Howard</b>	
<p>Howard and Daisy - reported on progress with outreach phone calls with residents. DB was carrying out a short survey with residents to find out whether residents had any questions about the moving process, their key issues and any support needs. Howard presented the initial findings from the survey:</p> <ul style="list-style-type: none"> <li>• Several residents were concerned about final details of the new homes</li> <li>• Residents generally happy with the quality of information they were receiving</li> <li>• There were some key areas that residents need further information on – E.G. Rents, service charges and council tax</li> <li>• Layouts of kitchens and open kitchen diners – residents weren't sure if they would be provided with a separate kitchen or open kitchen diner</li> <li>• Practical steps for moving into the new homes</li> <li>• Concerns about security and safety in the new homes</li> <li>• Cable and Sky connections – what will be available</li> <li>• All the remaining leaseholders were concerned about moving twice and needed clarification about what will be happening when they have to move</li> </ul>	
<b>9. Any other business</b>	
<ul style="list-style-type: none"> <li>• KO – Kevin said that he would be happy to take up some more responsibility and be introduced to the chair role slowly.</li> <li>• <b>It was agreed that HfL and Newman Francis would work together to support Kevin to take on the charring role. ACTION</b></li> <li>• Jenny asked for more information about when residents would be moving into the new homes</li> </ul> <p>In response DB reported that handover was planned for mid May with everyone moved in within 6 weeks of handover. Moving surveys were being carried out and some moves would take longer than others etc.</p> <ul style="list-style-type: none"> <li>• Brian added that he was also keen to visit the new homes</li> <li>• Kim stated that she was still waiting for more news about her situation – whether she would be able to continue living in her present home and then move into Phase 2 if she opted not to move into the new homes</li> </ul>	HfL/ Newman Francis
<b>10. Date of next meeting - Monday 8 March 2021</b>	