

Cressingham Garden Estate - Resident Engagement Panel (REP)

Venue: St Martin's Scout Hut, 18-28 High Trees, Tulse Hill, SW2 3PX

Time: 7pm-9pm

Minutes of the meeting: 12th September 2016

Present:

Nicholas Greaves (NG)	Resident Rep (Tenant)
Julian Hart (JH)	Capital Programme Manager, LBL
Anna Allan (AA)	Housing Projects Officer, LBL
Pamela Woodroffe (PW)	Resident Rep (Leaseholder)

Apologies:

Cllr Mary Atkins – Chair (MA)	Ward Member, Tulse Hill Ward
George Sodoropoulos (GS)	Freeholder Rep, substitute for Fatima Elmoudden
Tom Keene (TK)	Resident Rep (Leaseholder)
Marcia Cameron (MC)	Ward Member, Tulse Hill Ward
Edward Ogundele (EO)	Independent Resident Advisor, Strategic Urban Future/JVM Ltd (StUF)
Jason Hepworth (JHep)	Resident Rep (Tenant)
Andy Plant (AP)	Resident Rep (Tenant)

1.0 Welcomes.

1.1 AA welcomed everyone and delivered apologies.

2.0 Minutes of the last meeting: 1st August 2016

2.0 Amendment raised by JHep to 6.9 via email was agreed by panel. The point will now state that JHep requested surveyors are pet friendly. The rest of the minutes were agreed.

3.0 Matters Arising & Actions.

3.0 AA ran through action log. In point 47, NG stated he had raised weathertight repair issues with Paul Webb from the Central Area Office regarding gutter leaks at Chandlers Way and told EO at drop in. JH explained REP should act as conduit between residents and Area Office to pass queries on. AA agreed to pass on gutter concerns to weathertight team. **ACTION AA**

3.1 In point 50 regarding a list of suggested solicitors for the new tenancies and leases, NG stated that the Independent Advisors had already chosen a shortlist. NG requested more information from EO regarding how these solicitors were chosen. **ACTION EO**

- 3.2 In point 55, AA confirmed a response to the TRA letter was emailed on 4th August 2016.
- 3.3 In point 58 and 59, AA confirmed that repair issues had been raised directly with the weathertight repair team and they were liaising with JHep.

4.0 Housing Management/ Leaseholder s20 Updates.

- 4.1 AA stated that a new housing management officer had been assigned to the estate and has been introducing herself to residents.
- 4.2 AA updated that the weathertight repairs were continuing and if residents had any issues, they could approach the team in the office at 8 Longford Walk.

5.0 Project Update

- 5.1 AA updated on the recent Development Management Team (DMT) exhibition and interviews. The exhibition had nearly 50 households attending. JH stated that there was a positive atmosphere during the exhibition. AA also thanked the panel for giving up their time to attend interviews and for asking interesting questions. AA stated that she had contacted all tenderers to ask for a list of their best developments so the panel can visit some of them. **ACTION AA**
- 5.2 AA updated on tenant and leaseholder moves saying that some tenants are moving, most due to overcrowding and mobility issues. Some leasehold buy backs are also taking place. AA stated she has met a range of residents that want to stay and want to get stuck in with the design process with the chosen DMT.
- 5.3 NG stated that leaseholders may feel more ambivalent about moving back to the new estate as it will cost them more money. JH explained the current offer allows the Council to negotiate a deal on a case by case basis with those that have a mortgage and can't renew it so they won't pay more than their current costs. PW asked when the Key Guarantees would be finalised. JH stated the final Key Guarantee consultation is coming up.
- 5.4 NG asked if the upcoming judicial review and injunction would affect the Development Management Team (DMT) procurement. JH explained the DMT could be held in waiting as they are consultants and are only paid for the time they work, but the overall fees may need to be adjusted due to the time delay.
- 5.5 NG stated it's not clear what type of legal advice residents are being offered, clarity is required as to whether it is just the Independent Advisors or bespoke legal advice. JH stated legal advice will be provided for the shaping of the new tenancies and leases. Leaseholder's legal advice for conveyancing will also be paid for.

- 5.6 NG raised energy supplier issues at Myatts Field North and the model going forward of using district heating systems. NG explained that people are getting confused about costs and that things often fall apart once the system is handed to housing management. NG stated that energy information needs to be put in a way that people understand to give people reassurance. **ACTION JH/AA**
- 5.7 PW stated that in the 80's it was very common to have district heating systems, although if they broke, the whole block would have no heating. PW suggested a day trip to a site that had run a district heating system for a least a year to hear how it works for residents.

Independent Resident Advisor & Resident Reps Feedback

- 5.1 PW has been speaking to leaseholders that are selling and one is panicked by the judicial review, one got caught up with officer holidays at the Council so is quite stressed about that and the judicial review coming, and one has renegotiated their moving date and was very happy with the flexibility of the Council.
- 5.2 PW asked about mortgage assistance and wanted to know what Lambeth will do to help those that can't get a new mortgage. JH explained the Council would explore the options with individuals on a case by case basis and that independent advice is also available. AA agreed to email this information to PW. **ACTION AA**
- 5.3 PW asked when the Myatts Field North report is expected to be published. JH stated that it should be November as it is currently going through internal sign off and will be presented to Councillors in October.
- 5.4 PW asked why the DMT tender documents did not respond to resident wishes when responding to resident consultation. JH stated that he believed this related to the draft contracts, which have now been amended to include a formal commitment to resident consultation.
- 5.5 NG stated that the REP members should look into how to engage with the resident group they represent on the estate. AA said that the contact details for Councillors, the Independent Advisor and Council staff are on the regeneration website and REP members could be added too if they were happy to share their information. AA also suggested that REP members could set up their own group email address for residents to contact them through.

6 AOB

- 9.1 No AOB raised

Date of Next Meeting:

Monday 10th October 2016