

Minutes of the Central Hill Project Meeting

26th Feb 2019

Present:

Jonathan Croucher – Chair
 Peter Cullen - resident
 Angela Masters - resident
 Nicola Curtis - resident
 Victor Hernandez - resident
 Karrol Namakambo -HfL
 Pam Kovachich - PPCR
 Jason Emile - HfL
 Fiona Cliffe- HfL

Apologies:

Tunde Akinyooye – Lambeth

1.	<p>Introductions. JE introduced himself as the new Development Director for HfL</p>	
2.	<p>Minutes & Matters Arising PE said he had given his apologies.</p>	
3.	<p>HfL JE went through the structure of HfL. There is an Executive Team which consists of a Development, Construction & Finance Directors. Each scheme will have 2/3 people working on it – development, construction & engagement. A resident engagement person will be working on Central Hill. JE explained how the development strategy will go forward; the new staffing structure has an emphasis on delivery.</p>	
4.	<p>Development of Central Hill A report had been circulated before the meeting, stating that Mace would not be taking the scheme forward. The strategy is that a standalone phase at Roman Rise will go forward whilst undertaking a masterplan. For the masterplan it was envisaged that this would be an engineering led scheme, due to the nature of the site. HfL will look at options on how the site will be taken for and will employ staff with the expertise to deliver this. NC said it was frustrating that the project seemed to be going backwards and that the standalone scheme would not be covered by ballot requirements. PE queried what had been achieved in the last 5 years on Central Hill. A discussion took place about the level of affordable housing to be built on Central Hill - & what the definition of affordable housing was for HfL. A summary of the definitions to be provided to the group. The group would like to see the timescales of the masterplan. Once resolved a newsletter would go out to all residents with indicative timescales for both Roman Rise & the masterplan.</p>	<p>FC FC</p>

	Residents will be involved in the appointment of key roles – architects and resident engagement consultancies. The process will be circulated.	FC
5.	<p>Funding Lambeth currently fund HfL</p> <p>The budget identifies £9.9 million. PE would like background information to this</p>	
6.	<p>Investment</p> <p>FC explained that a meanwhile programme of capital works is being developed, which will look at essential investment required on Central Hill. At a point a phasing plan is in place, there will be a consideration of internal works – asbestos surveys will need to be carried out here.</p> <p>NC said there had already been £1mil of communal repairs on CH. Leaseholders will need to pay a service charge for this. She felt this was unfair as leaseholders who had moved would not have had to pay this. Repairs will still go ahead as normal.</p>	
7.	<p>Going Forward</p> <p>It was agreed that there would be one main group – rather than the 3 currently set up. Meetings would be monthly.</p> <p>Dates to be arranged.</p> <p>Newsletters will be drafted by the engagement officer & will be circulated to the group for comments before being printed & distributed.</p> <p>JE explained that comms will be improved and there would be honest & truthful engagement.</p> <p>Residents requested that a public meeting take place once the development strategy had been finalised.</p>	