

CENTRAL HILL RESIDENT ENGAGEMENT PANEL MINUTES

TUESDAY 1 MARCH 2016, UPPER NORWOOD RESOURCE CENTRE, HIGH LIMES

Attendees:

1. Councillor Matthew Bennett (Ward Member for Gipsy Hill, Cabinet Member for Housing)
2. Fiona Cliffe (Capital Programme Manager, LBL)
3. Abraham Nomafo (Independent Resident Adviser, PPCR)
4. Rev. Jonathan Croucher (Chair)
5. Andrea Rose
6. Karen Bennett
7. Nicola Curtis
8. Lucy Pyne
9. Victor Hernandez
10. Clifford Grant
11. Marcus Shukla (Housing Projects Officer, LBL)
12. Felix Shaw (Local Dialogue)

Apologies:

Cllr Braithwaite

Tayo Richards

1.	Introductions and apologies	
	Apologies were received from Cllrs Brathwaite and Francis.	
2.	Matters arising	
	<p><u>Early Buyback of Leasehold Properties</u></p> <p>JC asked if the Leasehold Buyback was unconditional and if leaseholders who wanted to sell their home should approach the council if and when there is a decision. MB advised that there needs to be a policy for buybacks in order to prevent a glut of leaseholder buybacks at once. MB added that as far as he was concerned, the commitment to early buybacks will be in the Key Guarantees. MB said there should not be any phasing to the early buybacks; and once the guarantees have been agreed by Cabinet they will be endorsed. He added that the early buyback will not apply if there is a 'call-in' or judicial review (as was the case on Cressingham Gardens). MB added that a list of other policies will sit under the Key Guarantees such as Decant Policy. This had yet to be established. VH said that the early buyback should be included in the leaflet for homeowners. FC told the group that an early buyback policy would be in place by the time of a decision by Cabinet.</p> <p>JC asked if the obligations for buybacks to be met by LB Lambeth or HfL. FC said that this would be a Lambeth guarantee.</p> <p><u>Key Guarantees</u></p> <p>In terms of tenancies FC said that HfL 'mirrors' as much as possible what is in the Lambeth tenancies. AN advised that there needs to be clarity about roles and Heads of Terms between the two organisations. He added that there needs to be a clear understanding about responsibilities as what is promised by LBL has to be delivered by HfL. MB informed the group that all of the Key</p>	

	<p>Guarantees are Lambeth's and that the Council is the 100% owner of HfL. He added that the Council would be adopting the Key Guarantees up until demolition; KB asked for this to be confirmed in writing.</p> <p><u>Consultation</u></p> <p>JC said that the Council, under Section 105 of the Housing Act is obliged to consult and that the Housing Act only applies to local authorities. AN said that HfL will be regulated by the Homes and Communities Agency and that the regulation to consult still applies. NC said that she did not feel that she had been consulted on the new tenancy (Assured Tenancy). JC added that consultation under the S105 Housing Act had yet to commence and that Lambeth was in a period of 'resident engagement'. MB added that S105 consultation is very limited in its reach and that Lambeth is / will be doing more than that.</p>	
3.	Terms of Reference	
	<p>JC said there had been a number of issues breaching the ToR. He asked the group if it had any objections to the ToR for the REP. There were none expressed and the group was happy to adopt them, but members of the group did not want to sign the document.</p>	
4.	Project update	
	<p><u>Design Adviser (CABE)</u></p> <p>FC told the group that there had been a problem getting this confirmed however Lambeth was looking to set up design workshops after the March events (where people from the estate could sign up to the workshops). The workshops would look at what does and doesn't work in terms of design.</p> <p><u>Training – General</u></p> <p>NC said that residents should have training and that to date, training and support for REP members in particular had not been adequate. FC informed the group that training needs should be discussed with the independent resident adviser. VH said that training should be provided on financial information, architecture and so forth. AN to develop a list of training issues / needs and confirm with the group.</p> <p><u>Feedback from PPCR drop-ins</u></p> <p>AN informed the group that the drop-in sessions on the estate had been well attended with a mixture of tenants and leaseholders. The main concerns were as follows:</p> <ol style="list-style-type: none"> 1. Right to Buy – a key issue 2. Secure tenancies – also a key discussion with some attendees 3. Concerns about the affordability of (affordable) rents 4. Homeowner concerns about being unable to afford the new homes 5. Overdevelopment of the estate should be avoided – no more than 6 stories 	<p>Training req.s will now be included in the Info. Schedule</p>

	<p>6. A need to improve community facilities and keep a 'local' shop rather than supermarket</p> <p>AN will provide more detailed feedback by way of a report, to include comments received so far on the Key Guarantees.</p> <p><u>Architects for Social Housing</u> FC informed the group that she attended an ASH presentation in February along with a representative from PPCR. FC advised that she had been in communication with Geraldine Denning from ASH who said that she was unable to attend the March REP due to another meeting taking place. MB said that any ASH documents needed to be sent to the REP and there needed to be a critique of their proposal. The ASH proposal provides up to an additional 240 new homes. VH said that PRP, the CABE Design Adviser and ASH should look together. JC said that whilst it was useful having the ASH proposal, it needed to be seen soon.</p> <p><u>Resident engagement</u> FC said that Lambeth tries to balance the amount of information before it goes out to residents (for March events). She added that a team of market researchers, employed by the Council, will be knocking on all doors on the estate before the events. Boards were in the process of being printed and will be supported by leaflets and other printed materials. There will be plenty of officers on hand to answer questions, the idea is that the boards "tell a story" and explain the current situation and what Lambeth has considered and why. FC added the residents' aspirations and GLA standards had also been included.</p> <p><u>Feedback form</u> AN said that a feedback form for the event should offer some closed questions. NC said that the form was too focused on the information that Lambeth has provided. AN told the group that he would circulate a previous feedback report provided by Ron Houston and this can be shared with the group. AN to speak to NC about the form first thing on Wednesday morning.</p>	<p>PPCR</p> <p>ASH to attend 5/4/2016</p> <p>PPCR feedback form not used – not agreed with REP. LBL form & equality data used.</p>
5.	Other issues	
	<p>Key Guarantees – FC confirmed that LBL was commencing consultation on the Key Guarantees across all estates. This would be completed in May 2016.</p>	
DATE OF NEXT MEETING: 5.3.2016 at Christ Church		