

**Central Hill - Resident Project Team**

**05/06/2018 at Resources Centre at 7pm**

**Attendees:**

Jonathan Croucher (Chair)  
Fiona Cliffe – Lambeth  
Mutoka Namakambo (Karrol) – Lambeth  
Cllr Matthew Bennett  
Cllr Peter Elliot  
Peter Culley – Resident  
Karen Bennett - Resident  
Nicola Curtis - Resident  
Tony Dyer - Resident  
Angela Masters - Resident  
Lorraine Ophelia - PPCR  
Victor Hernandez – Resident

**Apologies:** Cllr Jennifer Braithwaite, Tunde Akinyooye, Rosemary Porter

1.	<p><b>Introductions</b></p> <p>Introductions were made. New councillor Peter Elliot was welcomed to the group.</p> <p>It was agreed that 2 new members to the group will potentially need to be replaced as 2 other members have only attended one meeting. A homeowner and tenant from either the Design group or Engagement &amp; Communication group.</p>	<b>MN/FC</b>
2.	<p><b>Minutes and Matters Arising</b></p> <p>Minutes of the last meeting were agreed.</p> <p>NC briefed the group that the HM walkabout was well attended. There were discrepancies on the feedback received from HM to her feedback. TA was not at the meeting to provide an update.</p> <p>A draft letter to secure tenants who have moved away will be sent to the RPG group in the next two weeks about the contractual right to buy.</p> <p>KMN wrote to RP on the 27<sup>th</sup> March about the long term void raised at the last meeting and confirmed it was a long term void that had high void costs and housing management had classified this as a DEVO. KB stated that there were squatters on in some of the empty homes but would not reveal the addresses.</p> <p>FC reported back to the group about the temporary initiative of installing modular pods on the Roman Rise site. There were discussions with planning about their installation on the corner.</p>	<b>HM</b> <b>FC/MN</b> <b>HM</b>

	<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. 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.</p>	<b>FC/MN</b>
3.	<p><b>Development Management Team</b></p> <p>FC updated the group on progress with the contract. It was hoped that the contract should be finalised and signed by August with no further delays to the process but the groups would be kept updated on progress.</p> <p>Mace's appointment of their engagement consultant should be finalised prior to the signing of the contract.</p> <p>Residents queried about who was on the engagement &amp; communication group. KMN to write to the group and confirm who is on the list.</p>	<b>MN</b>
4.	<p><b>Private Lettings and Early buy-backs</b></p> <p>FC went through the AST/buyback report that was sent to group members prior to the meeting.</p> <p>Acorn have been appointed the lettings agent for Central Hill. PC queried who was paying the lettings agent fees? FC confirmed their fees and any associated costs will come out from the rental income. It was confirmed to the group that the income from the rental of the ASTs will cover the interest of purchasing the homes back.</p> <p>It was agreed that a working example of how the lettings and funding will work will be provided at the next meeting.</p>	<b>FC/MN</b>
5.	<p><b>Voids and on-going use</b></p> <p>A void report was issued to group members prior to the meeting. MN went through the void position for Central Hill. NC queried the number of homes on the estate. KB requested that the report be made simple to understand. Agreed to simplify the report and send a revised voids stats to the group.</p> <p>NC queried the number of homes reported and the number of tenanted voids that were not part of the decants. 8 voids were reported as non-decants. Regeneration to confirm the reasons of the 8 voids.</p>	<p><b>MN</b></p> <p><b>MN</b></p>

	<p>NC reported that some tenants were being evicted because of their immigration status.</p> <p>NC said that she had been told because of the housing needs assessments being carried out, immigration checks were being carried out &amp; so evictions had taken place due to people's immigration status. MN confirmed that IDs were being requested as part of the HNA to determine household numbers and identity of that household. FC confirmed that evictions were not being carried out as a result of the housing needs assessment. However would confirm with housing management if evictions have taken place due to immigration. Immigration and housing entitlement is determined prior to letting.</p> <p>KN updated group on the number of housing needs assessments that have been carried out to date.</p> <p>FC said there had been a delay in paying compensation payments. NC queried why. FC explained the homeloss payments should be about 6 weeks, however they have been delays due to the introduction of a new system within Lambeth. This has now been resolved and payments are being processed. NC queried the homeloss and disturbance process. Agreed at the next meeting the Decant Officer will attend to go explain the process.</p> <p>NC queried why Lambeth are using TA and changing the resident profile of the estate? NC reported that since the numbers of TA residents has risen on the estate they have been more ASB on the estate and more fly-tipping. MB explained that TA residents are families that Lambeth have a legal duty to prevent homelessness. The residents housed there are on a licence. Some group members raised concerns that since they are temporary residents they may not have the same concerns about the estate as secure residents on the estate. Further discussions took place about TA residents on the estate and it was agreed that TA residents should not initially be blamed for any ASB that takes place on the estate. FC asked that if they are particular addresses that are causing ASB we need to identify them and deal with the issues that are being raised on an individual basis.</p> <p>It was also agreed that TA residents should be told about the regeneration taking place. FC to inform TA team that the offers letters should be clear about the regeneration and their status within the regeneration scheme.</p> <p>NC asked for a consultation on the use of long term use of empty homes? NC also queried the use of tenanted voids and these being charged as LHA? FC confirmed that a Void strategy report was approved on 21<sup>st</sup> January 2018 showing the strategy on the use of voids on estate regeneration including the use of tenanted voids that have high void costs that could be utilised before any redevelopment. The report has been issued to members and regeneration team will send a copy of the report again to the group.</p>	<p><b>FC/MN</b></p> <p><b>Decant Officer/Paul Gordon</b></p> <p><b>FC/Temp Accom</b></p> <p><b>FC/MN</b></p>
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	<p>NC stated that the key guarantees states that secure tenants can move away however tenants are finding it difficult to find suitable homes to bid. FC reported that homes that are available for bidding are dependent on the movement of people within Lambeth. FC also reported that some new homes will be available on Lollard Street when it completes in September.</p>	
6.	<p><b>Going Forward</b></p> <p>Engagement &amp; Communication Group FC reported to the group the purpose of the E&amp;C. The group will mainly look at social values for residents including the use of a community fund for Central Hill. Members asked regeneration to confirm the number of residents on the group and the group members included there. See section 3 above.</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. Group members asked if they could do a site visit to Lollard Street to see the new completed homes. FC confirmed these are expected to be completed in September 2018 and regeneration will arrange a site visit.</p>	<p><b>MN</b></p> <p><b>FC/MN</b></p>
7.	<p><b>Data – Protection issues</b></p> <p>FC updated the group on the new privacy regulations. From the 25<sup>th</sup> May new GDPR regulations regarding the use of personal details have changed. A copy of Lambeth’s new privacy statement was brought to the group and this has been put onto the website too.</p>	
8.	<p><b>AOB</b></p> <p>FC reported to the group that the 3 regeneration estates have now got planning permission.</p>	
9.	<p><b>Independent Adviser Appointment – residents &amp; MN feedback</b></p> <p>LO from PPCR left the meeting at this point.</p> <p>MN provided an update on the progress of the IA appointment. The framework for the IA has been completed. 5 members of the Project Group (NC/KB/PC/RP/TD) will be interviewing the IAs, along with Lambeth officers. The interviewees have been provided with training. They would be 4 questions, 2 programme questions and 2 questions will come from residents on the panel. The residents have met and come up with the questions for the interviews. We are currently waiting for programme sign-off of the budget before the mini-competition can commence.</p> <p>The meeting ended at 9pm.</p>	

7.	<b>Date of Next Meeting</b> 24 July at the Resources Centre at 7pm. JC & FC gave apologies in advance.	