

MEETINGS REPORT & ACTION SHEET

Meeting Reference: South Lambeth REP Meeting	
Date of Meeting: 27 October 2020	Time: 6.30 to 7.30 pm
Location; Hybrid: Virtual and Green Shop	
<p>Present at Meeting:</p> <p>(Chair) John Morris (JM)</p> <p>(Councillor) Cllr Mahamed Hashi (MH)</p> <p>(Residents) Mutiat Obanigba (MO), Dreenagh Lyle, Melanie Francis (MF), Francesco Curcuruto (FC)</p> <p>(Lambeth council) Ade Banjo (AB), Paul Ingram (PI), Alice Orr-Ewing (AO)</p> <p>(HFL) Jeannette Brooks (JB), Paul Simpson (PS), Maxine Igbinedion (MI), Lee Nicholls (LN), Paul Wardzynski (PW), Ed Doherty (ED), David Silvey (DS)</p> <p>(Hill Construction Ltd.) Lynne Bell (LB)</p> <p>(Tpas) Yvonne Williams (YW)</p>	
Copies to: John Taylor (resident) hard copy	
Chaired by: John Morris with Maxine Igbinedion	

Item	Task/action point	who	when
1	<u>Introductions and Apologies</u>		
1.1	Introduction by Maxine Igbinedion (Summary of Agenda)		
1.2	Introduction of new independent temporary Moderator / Chair John Morris - Maxine		
1.3	CPC training with REP confirmation of date and time Current date arranged for training is Tuesday 03 and Wednesday 04 November 2020 at 6 to 8pm. (John Morris)		
1.4	Development update and Noise monitoring (Hill)		
1.5	Timeline (Hill)		
1.6	Operation protocol (Terms of Reference) Jeannette Brooks		
1.7	Parking		
1.8	Stalled Works		
1.9	Next and final meeting of the year Tuesday, 24 November 2020		
1.10	AOB		
2	<u>New independent temporary Moderator / Chair</u> MI introduced new temporary chair/ moderator JM - freelance worker in social housing and resident engagement		
2.1	Brief review of events last month. Meet the contractor event – meeting the contractor event on 01 and 03 October, General REP meeting 29 th September		
2.2	Minutes of previous REP meeting agreed		
3	<u>CPC training with REP</u>		
3.1	Training confirmed for 03 and 04 November		
3.2	Hard copies of training content to be provided to four residents attending in advance of the training date	MI	02 Nov
4	<u>Operating protocol (OP)</u>		
4.1	JB gave brief overview New OP circulated in REP meeting in July Not exclusive to South Lambeth Estate (SLE) The six chapters, with appendices and seven objectives embedding business during covid, outlining of composition of and recruitment to REP		
4.2	All REP participants to sign new protocol by 24 November- prior to the November REP.	All members	24 Nov
4.3	Anyone with questions or concerns to please raise with MI & JB		
5	<u>Development update</u>		
5.1	LB confirmed Hills are still working to the original timeline for the construction. Now third week on site. Walk all to Corbitt street opening and closing direct pedestrian access to Dorset Road from Wimborne House		

<p>5.2</p> <p>5.3</p> <p>5.4</p> <p>5.5</p> <p>5.6</p> <p>5.7</p> <p>5.8</p> <p>5.9</p> <p>5.10</p> <p>5.11</p> <p>5.12</p>	<p>New signage in place following very negative feedback from residents of original signage.</p> <p>Discussion about works on Wimborne house exit and entry not being completed before Hills started Phase 1 construction as previously outlined</p> <p>PI confirmed 2nd fireproof door being fitted next week</p> <p>AO noted it was unsatisfactory that this overlap occurred and the problem with communication around it</p> <p>MO asked why this has occurred and MH asked who is responsible</p> <p>MO also asked about the current status of the fire safety door in light of the reference to new doors being fitted next week</p> <p>PI confirmed status of fire safety doors remains as it was before either works began</p> <p>PI noted the use of tropolone to reduce dust in lobby area Same means of escape as before the build works began Methods of escape fully fire boarded</p> <p>PI noted error in Hills newsletter to residents concerning exits</p> <p>MO asked when did PI become aware of the problem with the back entrance not being completed before phase 1 Works started? MH suggested all teams cross reference communications to residents to ensure these errors do not occur</p> <p>PW reminded all about the weekly site walk abouts on Tuesdays</p> <p>Melanie feels that current Exit not safe</p>		
<p>6</p> <p>6.1</p> <p>6.2</p> <p>6.3</p> <p>6.4</p>	<p><u>Construction timeline</u></p> <p>PW confirmed site now being prepared for the piling to start first week of December</p> <p>MO asked where is the timeline for construction as was previously agreed?</p> <p>PW confirmed that a detailed construction timeline can be prepared – this will contain a monthly breakdown of tasks, to be produced before each meeting</p> <p>Date to be agreed for producing this document each month</p> <p>PI confirmed this date to be next Tuesday, 03 November</p>	<p>PW/PI</p>	<p>03 Nov</p>
<p>7</p> <p>7.1</p> <p>7.2</p> <p>7.3</p> <p>7.4</p> <p>7.5</p>	<p><u>Parking</u></p> <p>MF noted that the disabled parking residents' bays not marked out correctly</p> <p>MF also identified the extra journey from exit to parking which is now needed is too far to walk. This is a significant factor for those with hidden mobility disabilities</p> <p>MF questioned why the loss of 84 parking spaces was not communicated to the community in advance? MF noted it is not acceptable that both areas of parking suspended at the same time because of lack of communication between build works</p> <p>MO asked why consultation was not completed</p> <p>AB noted parking permit on estate not currently enforced and LBL housing has no control over street parking on Dorest Road</p> <p>AB also confirmed parking consultation did not take place as planned.</p>		

7.6	MH requested that Anna Tran, area housing manager be invited to next REP to update and clarify issues with parking.		
AOB	<p>aob.1 Rule of six – Green Shop (FM) Asked why this was being applied to activities at the Green Shop when he felt it should be treated as a work event?</p> <p>aob.2 Exit to rear of Wimbourne House</p> <p>aob.3 Newsletters FC noted the absence of news updates on newsletters Melanie noted 3 different newsletters to residents (Hills/ LBL/HfL) No overarching project manager JM noted need for closer communication between teams MF noted action takes place only after complaints AO and JB to work jointly on future newsletters</p>		