

Tustin Estate Project Group Meeting
Thursday, 10th March 2022 by Zoom

Draft MINUTES

Present	Initials	Present	Initials
Andrew Eke	AE	Andy Chaggar	AC
Samuel Amanor	SA	Francis Phillip	FP
Meron			
Mike Tyrrell (LBS)	MT		
Tonia Tkachenko (dRMM)	TT	Neal Purvis (Open Communities)	NP
		Manon Smits (Linkcity)	MS
Lee Willis (Pulse)	LW	Olive Green (LBS)	OG
Neil Kirby (LBS)	NK	Sharon Burrel (LBS)	SB
Susanne Du Toit (LBS)	SDT	Marcus Allen (Linkcity)	MA
Hema Vashi (LBS)	HV	Modupe Somoye (MS)	MS

1. Introductions and apologies for absence

- 2.1 NP took the Chair and invited all participants to introduce themselves.
- 2.2 Apologies for absence were received from Paulette Kelly, Murselin Islam (Open Communities), Paul Adams (Pulse) and Jeff Joseph (Bouygues).

3. Minutes of TEPG meeting 10th Feb 2022

- 3.1 With an amendments to the spelling of Susan du Toit, the minutes were agreed as accurate.

4. Update on Design Progress and Planning Application

- 4.1 TT reported the team is working hard on planning submission. As part of wider engagement, a summary booklet and a leaflet has been issued to communities living around the Tustin including Sylvan Grove residents, which informs them how to contact the team and leave comments on the design before the planning application is submitted.
- 4.2 A Drop in session and design group workshop took place on 24th Feb.
- 4.3 Manor Grove engagement event taken place on 2nd March which was open to all residents. This event concentrated on refurbishment works at Manor Grove.
- 4.4 Drop in Sessions will take place during the first and fourth Thursday of each month.

- 4.5 N. Onions from Beyond the Box is working with Meron and Samuel putting together the community website and a video that explains the design process. This should go live in conjunction with planning submission.
- 4.6 An updated design booklet will be issued to Tustin residents that will include details of design in the planning submission and how residents stay engaged with the team.
- 4.7 The team is working towards next RIBA Work Stage Three submission on week commencing 4th of April, which is a more technical submission and will be used by Bouygues and Linkcity to develop the pricing before Phase One.
- 4.8 Design Update - FP requested the design spec should ensure enough windows for homes that will allow better ventilation and day light. TT confirmed that homes will have windows on at least two sides and separate mechanical ventilation will allow residents to have fresh air circulation without even opening main windows. Test has been run with specialist to ensure these works for the new homes.
- 4.9 NP will put together a summary of all specialists reports and design details for all the Resident Project Group members so that residents can investigate specific area of their interest rather than the whole document.
- 4.10 TT reported there are no major changes in the masterplan since the last RPG meeting. There are some minor changes for landscaping around Phase One.
- 4.11 Phase One is programmed to start on site Autumn 2022 with 168 homes to be delivered in line with the Housing Needs Assessment. Manor Grove refurbishment will include 18 existing homes refurbished.
- 4.12 Plot C (Hillbeck and Ullswater) works currently reviewing daylight and overheating, developing facade materials, developing facades and materiality, co-ordination with tree position and vehicle access and co-ordination with structure and services.
- 4.13 Plot C Landscaping adjustment includes reduced car parking to the north end, increase homes with back gardens and planted buffer between Iceland and Building C1 (Over 55s).
- 4.14 The Car park to the north of the Building C1 will be reduced to retain existing trees and to reduce the impact on ground floor homes. These will be increased on the Hillbeck extension near to Manor Grove Road.
- 4.15 The Southern side of C1 (over 55s) had adjustment of the wheelchair/blue badge car parking closer to the entrances.
- 4.16 Maisonette homes (two storey homes) have been introduced on the ground floor of this block instead of planned one/two-bedroom homes.
- 4.17 There will be private gardens for ground floor homes as well as two separate communal gardens for south and north side of the building. The current boiler room will be replaced by SELCHP heating systems.
- 4.18 There are no major changes to Manor Grove infills. 14 homes ranging from 2/3 storeys with own back gardens and some of them will have terraces. Minor changes have been made with turning head to the play street removed.
- 4.19 Improvement considered for pathways with new paving and a fenced entrance to define Manor Grove passageways as 'private zones', non-secured

gates to alleyway entrances, raised ground level to allow step free access into homes, planters for community gardening, green walls and trellises, larger bin stores and new canopies.

- 4.20 The Refurbishment of tenanted homes at Manor Grove includes external brickwork repaired and re-pointed, concrete elements repaired, insulating cavity walls, new roof covering, new windows and doors, new bathrooms and kitchens, connection to air source heat pump and solar PV panels, new electrical, rainwater and plumbing services, re-decorating internal finishes. There will be structural repairs internally to numbers 81 and 79.
- 4.21 AC asked whether there will be a knock-on effect on his home. TT informed there should not be any effect, both 81 and 79 have more internal structural challenges. There should be minimal ground works. MT noted that some of these works were identified previously.
- 4.22 TT – Plot G 1 (car park in front of Heversham) includes daylight testing for home (interiors), development of balcony strategy, developing facade materials, co-ordination with structure, services and fire, and addition of car parking north of G1.
- 4.23 Following the Design panel review discussion changes have been made and now the entrances are on Ilderton Road, so it has clear legibility and there is no long corridor with less light in the area. For the facades, the Design Team is still looking into red brick work and green metal work to give the building an identity and legibility to entrances. The projected and plain brick works are being considered to see the impact on the look of the block.
- 4.24 Balcony positioning has been re-adjusted to allow enough light for the homes and they are stacked in separate positions rather than in one line. This finger joint design works well with the brick works. This also creates double height spaces.
- 4.25 FP wanted to know how safe and robust the balconies are. TT confirmed structural engineer reviewed the design of the balconies and it will be robust. Two sides of the balconies will be solid, and front is half solid and half perforated metal.
- 4.26 Survey Update
- Tree survey completed on 10/01/22,
 - Acoustic monitoring commenced on week of 4th October 2021
 - Air quality monitoring on week commencing 18th October 2021
 - 3D Measured survey of context and existing buildings to be retained- completed
 - Topographical survey completed on 16/02/22
 - Pre-demolition survey completed 28/02/22
 - Geo-environmental Study March 2022 – date tbc
 - CCTV drainage survey completed 26/01/22
 - Manor Grove measured survey completed 11/02/22
 - Desktop Surveys - Flood Risk Assessment issued a draft on 08/03/22. It will be issued with planning and will be available on online portal.

4.27 Planning application should be submitted week commencing 28th March.

5. Update from Link City

5.1 MA explained that the Draft Residents Charter will be agreed by residents and LB Southwark. It sets out the Linkcity commitments at different stages of the process: Pre-Construction –

- Contractors will attend the Monthly RPG and provide a Status update of where we are at and what is happening.
- Contractors will communicate with the RPG, LB Southwark, and the TCA re our progress during preconstruction.
- Contractors will “actively listen” and respect all parties adopting the mantra that “everyone’s opinion is valid & equal”.
- Contractors will carry out any actions prior to the next meeting.
- At least 2 persons from BYUK/LinkCity will attend each month

Pre-Start on Site

- Prior to a start on site, we will hold a “Meet the Contractor Open Day” to inform all the residents.
- We will give all stakeholders to chance to meet the Site Team who will be delivering the Contract.
- A month before we start on site, we will communicate the “Start on Site Date” to all.
- We will issue our first Newsletter which will show our Site Boundary / Site Set Up / Traffic Management Route etc.
- Appoint an RLO (Resident Liaison Officer).
- Encourage Block Reps (Residents from the Estate who represent each Block, who contractor will engage with and carry out Estate Walk Abouts etc. and pick up on Trends etc.)

Construction / Start on Site.

- Contractor will issue a fully compliant Construction Management Plan which will incorporate: - a. Site Logistics b. Site Set Up c. H&S d. Pedestrian & Vehicle Access e. Stakeholders Safety f. Who to contact?
- We will strive to achieve a minimum score of 40 in our CCS Visit
- We will work within the confines of CCS
- Phased Logistics Plan
- First point of Contact and Out of Hours Emergency Service.
- Who has ultimate responsibility for the Site (The Project Director)

Social Value and Added Value i.e., Community Engagement

- School Holiday Activities.
- Work with local Artist on Hoarding Project.

- Promote Social Mobility in local Schools and Colleges with Career Talks
- Mentoring.
- Work with the BAME Community who are proportionally underrepresented in the Construction Industry and demonstrate that Construction & Engineering is a Viable Career, using role models from the Company.

Work with Providers such as:-

- LSBU (Local Grads and Under Graduates)
- BounceBack (rework with Ex-Offenders giving them a second chance in life)
- Southwark Construction Skills Centre (re Apprenticeships, Training Courses and CCS Cards)
- Southwark Works (re local labour) and Section 106
- Southwark's Arts & Cultural Services (encouraging Upskilling in cultural services)
- Sponsor a Local Football Team or Sports Team
- Sponsor an Annual Community Fun Day
- Millwall Foundation re Sports & Development
- Care Leavers Covenant (Helping Care Leavers back into Work)
- Key4Life (Life Skills and Coaching for those who have been in Prison)
- Construction Youth Trust (National Curriculum Partner)
- WiC - Woman into Construction (We are Gold Members)
- BPiC - Black Professional In Construction (Contractors are Members)
- Work with SMEs re local Procurement

- For BYUK and LinkCity Staff to use their Volunteer Days on for the Tustin Estate (RPG to brainstorm what cause or Charity they want support).
- Address issues around Worklessness and actively recruit Local Labour and Apprentices so that our workforce mirrors the local community.
- Work Experience / Work Placement.
- "Meet the Buyer" Events to broadcast employment opportunities and support local people and companies to apply for work / packages on the project.
- Girls Believe Academy (BYUK activity).
- Community Litter Picks.
- Tree Planting and Environmental Activities / Green Issues
- Discuss the needs of the Community with the RPG – what needs to be done.
- Using BIM AR/VR to showcase Digital Inclusion in Schools or Colleges
- Mind the Gap: activities to help bridge the gap between age groups.

5.2 MA informed the meeting that the Social value and Added value list is not exhaustive and requested RPG members to go through the list and come back with suggestions that they may have for Tustin specific project. The list needs to be reduced and focused on the needs of Tustin Residents. It will help to streamline the objectives for next year and will be reviewed annually. Contractors are flexible to make changes to projects that are more relevant to Tustin residents.

5.3 NP asked residents to share any ideas that they may have now for the contractors to suggest items to himself later. Meron suggested publishing the draft residents

charter proposal on the Tustin community website and MA agreed. **SdT to help to upload.**

5.4 MA suggested once the Tustin specific list is agreed then it will be published on the community website. NP advised implementing and monitoring process of these projects can go through the RPG.

5.5 AE informed that resident's services team (Andrew Johnson and Gabi's team) needs to be part of the process as they may have good ideas and they work closely with the residents. **NP will email Gabi.**

5.6 AC suggested office-based works can be arranged as young people has lost out on this kind of opportunities over last two years due to covid restriction. **MA will work on the idea to come up with few suggestions.**

5.7 NP also noted there will be estate-based workspaces as part of commercial spaces in the proposals for the new Tustin Estate.

6. Report from Manor Grove Meeting 2 March 2022

6.1 NP reported the draft minutes of the Manor Grove meeting were in today's meeting papers. NK said it was a very positive meeting attended by good mix of tenants and Freeholders. NP added the minutes of the Manor Grove event will be distributed among all Manor Grove residents.

6.2 AE spoken to elderly residents one Manor Grove as part of his reporting back and suggested some elderly residents require more one to one support to understand how the project will progress and its likely impact on them. Housing Service's vulnerable residents list will also be helpful to identify those in need of such help. NK confirmed they will follow up with Mike's team and area housing officer.

6.3 AC added he has positive feedback from Manor Grove residents and the event has addressed many concerns residents had.

7. LBS Update

7.1 Resident Engagement Plan - SdT reported that a mirror has been installed on the Hillbeck hoardings as requested by residents.

7.2 SDT informed notices will be served to garages and Manor Grove as Link City prepares to be on site in good time for construction. NP advised that some form of follow up communication will help to speed up the process and SDT confirmed that Garage Team will help to identify alternative storage facility for those who currently using garages.

7.3 AE suggested to get parking enforcement involved in the process so that when temporary parking allocation starts working around Haversham, then residents with garages should not be inconvenienced. There were residents who needed access to their cars to address their medical needs.

7.4 DDG meeting is planned for 24th March and agenda is being set up and will be distributed in due course. Leaseholder meeting with update will be held in April, date tbc. Key tasks that were identified previously will form the involvement of Housing Management and Residents Services Teams. Ledbury team leading rehousing process for Phase 1 and Resident Services team working with project

management team on preparation for demolition & construction associated works.

7.5 Wider consultation for Old Kent Road residents, with information on the Planning Application, will take place on Friday 18th March, Tustin residents will receive a flyer soon.

7.6 Drop-in sessions on the first and third Thursday of the month is ongoing, 2- 8pm, 801 Old Kent Road.

7.7 AE asked whether DDG meeting to be carried on even after submission of planning. SDT suggested to have this discussion in the next DDG meeting. There will be a need as there are other phases left in the project but that can be timed closer to the phases. AE thanked DRMM for the excellent work they have done so far considering many views of residents reflected in the design concept.

7.8 AE raised the issue of CGI to provide more information for residents. If this could be rolled out once planning is received and used before each phase to give residents information on internal layouts. NK reported there will be many issues e.g., materials for project to be discussed in DDG and Linkcity will be getting in residents' engagement during build process. **The best way to do this will be reviewed.**

7.9 SDT informed that Linkcity will be arranging a site visit to one of their nearly completed scheme 'Carrick Yard' in Westminster. Date and time to be confirmed. NP will add a link to the minutes so residents can have a look in advance. Carrickyard.com

7.10 Rehousing Update – MT reported that of 27 tenants in Phase 1 (Hillbeck):

- 7 properties void and 2 offer accepted
- All remaining tenants registered for re-housing
- Hillbeck residents viewed the Hidden Homes in the Towers in early March

Leaseholders

- 2 offers accepted in Phase 1 (out of 5 leaseholders)
- 3 offers accepted in Phase 2
- 1 more agreement has been reached for Phase 2
- A further 22 offers have been issued to leaseholders across the estate

7.11 The feedback from Hidden Homes event is very positive and few of the residents will be moving permanently. SB added there will high level of interest for 9 hidden homes that are available for 14 residents.

7.12 Update on Local Lettings Policy - **MT will send NP the draft Local Letting Policy**, to circulate to RPG, when it is sent to Councillor Cryan, before it is signed.

7.13 Manor Grove update - AE suggested to promote next event at Manor Grove much earlier than last time to ensure more footfall for the event. There are residents who still need more information to understand the impact of the project in and around their homes and their housing needs. **NP will carry out door knocking to promote next event.**

7.14 Draft Newsletter – MT reported he has included the Architectural scholarship news and the Old Kent Road event at No 231 (Housing re-development scheme at

B&M, PC World and surrounding sites). Also, the latest addition to the newsletter is the Ledbury and Tustin redevelopment about job opportunities for local people in creative work at Ledbury.

8. Matters Arising from minutes of meeting 10 February 2022

- 8.1** (4.13) Information on solar panels on roofs, sent by NP.
- 8.2** (4.30) Information on CCTV drainage surveys has been sent.
- 8.3** (4.31) Information on CCTV drainage surveys has been sent and clarified.
- 8.4** (5.2) Updated Local Letting Schemes is due. MT reported it is due to go to the Cabinet Member for Housing next week.
- 8.5** (5.4) Local Lettings scheme will address the issue.
- 8.6** (6.1) Resident Engagement Plan has been updated with times for Drop In Sessions.
- 8.7** (8.2) NK and SDT are talking to Property Team about soundproofing and management of the Commercial unites under Bowness, and the Environmental Health Team. **It's in progress. Outstanding.**
- 8.8** (8.4) NK & MT informed it is very difficult to plan in (repair hub) as repairs have a backlog and are still recovering from the pandemic. **Outstanding matter.** AE added it has benefited many residents and LBS should do their best to re-launch it.
- 8.9** (8.9) Resident Services have been consulted on the resident engagement plan by SDT this will continue.

9. Any Other business

None.

10. Date of Next meeting - 14th April.

Murselin Islam 14.3.22.