

## **1 Introductions**

1.1 Members introduced themselves.

## **2 Minutes of the Meeting of 11 July**

2.1 The minutes were agreed as accurate.

## **3 Architects' Brief**

3.1 The draft brief (a summary of the work that will be required from the architect) was considered by the meeting. The Brief sets out the design work that will be needed before a ballot can be held. It is not designed to include any post-ballot planning application.

3.2 Although the brief had been circulated to Team members, some people said they had not seen it. Email addresses were collected from everyone at the meeting.

3.3 Invitations to bid will be sent to six architectural practices on the Council's current list. The Brief sets out the weighted criteria that the Council will be used to select a short list of three candidates.

3.4 The Team agreed there should be a public event with all the short listed architects, followed by formal interviews which will include resident representatives. It was agreed that the Brief should have **more emphasis on the importance of resident consultation in the scoring criteria SH-T/MT.**

3.5 AC was concerned that the timetable set out in the Brief (e.g. a ballot in **June/July 2020** – not 2019 as in the draft) might be too ambitious. SHT agreed that consultation should be at a pace that suits the community. Some residents will want a quick decision, others will want more time – so it will be important to get the right balance. MT confirmed the ballot can be delayed if residents need more time to reach a decision.

3.6 SHT confirmed that architects who have worked on regeneration projects in Southwark will be able to bid for the work. She said that on controversial schemes the residents had been critical of the regeneration process itself (e.g. Compulsory Purchase Orders) rather than the architects' designs. MT noted that these schemes had been delivered.

3.7 **The date needs to be changed for submission of the tenders.**

- 3.8 Stock Condition survey: SHT explained that the Council has some information such as fire risk assessments and an asbestos register, but more information on the existing condition of buildings will be needed to inform the feasibility study.
- 3.9 Retail units: SHT explained that it is not always easy to identify the current use of the retail units. It was agreed that **more detail, e.g. use classes, should be added** to this section.
- 3.10 Paragraph 2.4.8 ends with an **incomplete sentence that needs to be finished**.
- 3.11 Internal refurbishment: this would only be in Council tenanted homes and common areas of blocks. Leaseholders would only pay for refurbishment of the structure and the common areas as set out in their lease.
- 3.12 Density: AC asked about the density of any proposed designs. SHT explained that Southwark does not want to match the very high buildings that have been proposed by developers for other sites on the Old Kent Road. The draft brief makes this clear. NP to include information on Public Transport Accessibility Levels (PTAL) in the training for TPG on 15.8.19.**
- 3.13 Options for leaseholders: as well as shared equity, **add LBS's other current options for displaced homeowners. NP will arrange a training session for homeowners** including a briefing on valuations, home loss payments and council offers on other regeneration schemes.
- 3.14 Climate change: SHT explained that the architects will look at the life time impact of the new homes. This could include for example solar panels to provide sustainable energy. Southwark's aim is to be developing zero carbon housing by 2030. More detail is needed on how the feasibility study will take into account environmental impacts of each option.
- 3.15 Parking: MP asked whether all the options will keep the existing amount of parking spaces in line with the Residents' Manifesto. SHT explained this will need to be explored as the options are developed during the consultation. It was agreed that **the Brief should mention parking provision as a concern for residents**.
- 3.16 PK asked about the impact of any development on the area's roads. **Tim Cutts to provide an update on proposed developments in the OKR Area for the TPG at September Meeting, including impact on roads in the area.**
- 3.17 FP felt the brief should warn the architects about the current problems with rubbish disposal and rat infestation in Heversham.
- 3.18 Design standards: MT confirmed that the minimum space standards that the architects can use are already set out in the GLA's *Design Guide*. In addition Southwark now has its own additional design standards, which the architects will also have to

follow. PK said she had been reassured by the space standards being using in the extra “hidden homes” under construction in the tower blocks.

- 3.19 ST requested residents send her any comments by Monday 12 August, after which she will send out the **revised version (with Track Changes) to all Group members**. NP confirmed he will also provide paper copies for people who prefer them.

#### **4 Engagement Strategy**

- 4.1 MT said LBS staff from the Ledbury office will visit every low rise home to discuss the options appraisal and answer questions. Appointments will be made, rather than simply cold calling on residents. These can include evening and weekend visits.
- 4.2 During the visits staff will use a pre-scripted questionnaire to collect residents’ views, information on housing needs, information on what residents do and do not like about the existing homes, etc.
- 4.3 This information will help the architects ensure that any designs address local households’ needs and their wishes for the area.
- 4.4 It was agreed that greater use should be made of social media and of residents’ preferred contact methods throughout the options appraisal.
- 4.5 Asked about the resident ballot, MT confirmed that every tenant and leaseholder (including joint tenants) will have a vote. In addition any resident who has been on the Council’s housing waiting list for a year or more will be able to vote. (This could include adult children living with their parents.)
- 4.6** These arrangements are set out by the London Mayor. The TPG needs a briefing session on the Mayor’s ballot guidance. **NP to include this in the Training for RPG members.**
- 4.7 Southwark has already consulted Electoral Reform Services about the best way to hold a ballot. The intention is to select a preferred option by April 2020, possibly with a resident vote on all the viable options. The preferred option will then be set out in a detailed Landlord Offer, and it will be this option that residents will vote on in the formal ballot. **ERS to be invited to the September TPG Meeting.**
- 4.8 Residents expressed concern that people living in the tower blocks will be able to decide what happens to the low rise homes.
- 4.9 FT asked how far the wishes of residents of the individual blocks will be taken into account when deciding whether to refurbish or rebuild their own homes.
- 4.10 MT will set out the stages in more detail at the next meeting.**

4.11 The Council have a legal duty to tenants and leaseholders to carry out repairs during the consultation, and for all of the time homes are occupied. Residents should continue to report repairs in the usual way.

## 5 Newsletter

5.1 MT distributed draft copies of the latest newsletter. He agreed that repetition of key messages, e.g. references to “potential demolition”, are useful to ensure everyone is aware of the importance of the options appraisal. He asked that **TPG members send him any comments on the draft by Monday 12<sup>th</sup>.**

## 6 Hidden Homes

6.1 SHT and MT will be meeting with the Lettings team on 29 August to discuss whether it is possible to give Tustin residents the first offer on all thirteen of the new “hidden homes” when they are available. **MT to update the TPG at September TPG Meeting.**

## 7 Matters Arising

7.1 Most of the action points from the July meeting have been carried out.

7.2 On anti-social behaviour (3.10), MT had met Andrew Eke and will consult with the Community Safety Team, which will include the potential for CCTV and diversionary activities. MT asked **all residents to report any incidents they see.**

## 8 Any Other Business

8.1 CK circulated a flier that should have gone to every address on the estate. Engie, the contractors in the Tustin Towers, are offering 38 apprenticeships, with the first offer for people living on the estate.

## 9 Future meeting dates

9.1 NP apologised for the incorrect dates in earlier minutes. Tustin Project Team meetings will be on the second Thursday of each month.

9.2 Dates of upcoming meetings:

Date	Meeting	Invited
Thursday 15 Aug	<b>TPG Training Session</b>	Tustin Project Group

	Feasibility and Master Planning – what is and how does it work?	– Residents Only
Thursday 22 Aug	<b>Leaseholder Meeting</b> What is in your lease? Your responsibility – Council responsibility. (Leaseholders Only)	Tustin Low Rise Leaseholders
Thursday 5 September	<b>TPG Training Session</b> Planning Permission – Process to develop a Masterplan	Tustin Project Group – Residents Only
<b>Thursday 12 September</b>	<b>Tustin Project Group Meeting</b>	<b>TPG and LBS</b>
Thursday 26 September	<b>Leaseholder and Freeholder Meeting</b> Options for Leaseholders and Freeholders – what has been offered elsewhere. What do we need on Tustin?	Tustin Low Rise Leaseholders and Freeholders
Thursday 3 October	<b>TPG Training Session</b> What is involved in a: <ul style="list-style-type: none"><li>• Housing Needs Assessment</li><li>• Stock Condition Survey</li><li>• Equality Impact Assessment</li><li>• Cost and Viability Analysis</li></ul>	Tustin Project Group – Residents Only
<b>Thursday 10 October</b>	<b>Tustin Project Group Meeting</b>	<b>TPG and LBS</b>
Thursday 24 October	<b>Leaseholder Freeholder meeting</b> with Council representatives	Tustin Low Rise Leaseholders and Freeholders with LBS
Thursday 7 November	Tenants’ Rights and Moving Home	
<b>Thursday 14 November</b>	<b>Tustin Project Group Meeting</b>	<b>TPG and LBS</b>
<b>Thursday 12 December</b>	<b>Tustin Project Group Meeting</b>	<b>TPG and LBS</b>

