

Tustin Estate Project Group 12 May 2022

Attendance:

Andrew Eke	AE	Resident	Mike Tyrrell	MT	LBS
Paulette Kelly	PK	Resident	Olive Green	OG	LBS
Francis Philip	FP	Resident	Neil Kirby	NK	LBS
Meron Getafe	MG	Resident	Susan du Toit	SdT	LBS
Andy Chaggar	AC	Resident	Gabriella Usuanlele	GU	LBS
			Osama Shoush	OS	LBS
			Modupe Somoye	MS	LBS
			Sharon Burrell	SB	LBS
			Hema Vashi	HV	LBS
			Cat Jarmin	CJ	LBS
			Gosia Bachanowicz	GB	Pulse
Neal Purvis	NP	Open Communities	Marcus Allen	MA	Linkcity
Murselin Islam	MI	Open Communities	Manon Smits	MS	Linkcity
Jen Pepper	JP	Open Communities	Graham Mattin	GM	Bouygues

1. Introductions and apologies for absence

1.1 NP took the Chair and invited all participants to introduce themselves.

1.2 Apologies for absence were received from Andrew Johnson

2. Minutes of TEPG meeting 14th April 2022

2.1 Minutes were agreed as an accurate with no amendments.

3. Update on Design Progress and Planning Application

3.1 NK reported the Planning application has been submitted and LBS are going through the process led by Linkcity updating fine details. NK thanked the residents for submitting

comments on the Planning Application. The Planning application will go to the Planning Committee in the 1st week in July 2022. Currently a report is being written by Planning Officers for the Planning Committee to consider.

4. Linkcity Update

- 4.1 MA reported that design is progressing through stage 3 and stage 4 will start soon once planning application is determined.
- 4.2 MS explained stage 4 includes the details of how homes/internal layout will work, what type of materials will be used, what type of electric sockets/where to locate these, external materials for façade/colour scheme, brick types etc in collaboration with residents, and planning officers.
- 4.3 MA reported future involvement of dRMM and Beyond the Box has been agreed to carry on resident engagement during the project.
- 4.4 Neil Onions will be back working on events for residents from next month. He will also be reaching out to new people and groups on the estate to spread engagement to more residents, and will also work closely with the Bouygues Social Value team ensuring they are achieving a smooth transition into the construction phase.
- 4.5 DRMM are now also contracted as part of the team moving into the next stages of design and will be hosting a design focused drop-in on materiality and design into stage 4 and beyond very soon and will be promoted through newsletters, leaflets, and meetings.
- 4.6 AE wanted to know why it is taking so long to complete the process. MA informed they have sent out the contract beginning of April and time is taking to agree on the scope of work dRMM and Beyond the Box can take on that helps Linkcity and the Tustin Project.
- 4.7 NK added LBS has been funding the works of dRMM and Beyond the box and there has been constant work behind the scenes making sure there is no gap. dRMM will need to set up a model to help explain designs in detail to residents and inform the work of Linkcity and Bouygues.
- 4.8 NP said one of the important next steps is the production of animation. MA informed that work is underway on the animation.
- 4.9 AE added time is very short till September and works around these issues should move forward quickly. He was concerned about certain inputs from Linkcity over last two months but hoped this will be resolved to make quick progress. There is very little room for delays.
- 4.10 Aleks Dashi will oversee operations for Linkcity (i.e., managing the construction phase and ensuring the builder is doing everything to the contract). Aleks will be finishing on Carrick Yard later this year and then will be joining Tustin.
- 4.11 There will opportunities to meet Aleks at the 'Meet the contractor day' and future drop-in sessions.
- 4.12 Residents Charter - MA informed the meeting they have now considered suggestions proposed at the last meeting and included these into the list of additional Social Value targets for Tustin.
- 4.13 These include non-construction work experience/apprenticeships, Community Co-working space – future phase option and scope of the commitment to work with other OKR area developers.

- 4.14 MA suggested to finalise the Charter at June RPG meeting. AE suggested that as residents are involved in other engagement activity and getting familiarised with Linkcity team it may take a little longer to allow the involvement of Neil Onions soon
- 4.15 NP will circulate the updated Residents Charter with the minutes of this meeting and will include a reminder for residents to comment on the proposed charter. Current proposals are as follows:
- Work with local Artist on Hoarding Project.
 - 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.
 - LSBU (Local Grads and Under Graduates).
 - Soutwark Construction Skills Centre (re Apprenticeships, Training Courses and CCS Cards).
 - Soutwark Works (re local labour) and Section 106.
 - Millwall Foundation re Sports & Development.
 - Construction Youth Trust (National Curriculum Partner).
 - WiC - Woman into Construction (Bouygues are Gold Members).
 - 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).
 - "Meet the Buyer" Events to broadcast employment opportunities and support local people and companies to apply for work / packages on the project.
 - Mind the Gap: activities to help bridge the gap between age groups.
 - Offer non-construction work experience and apprenticeship options
 - OKR Developers forum – establish this with other contractors on OKR and work collaboratively.
- 4.16 Surveys Update – MA informed the meeting Ground Radar surveys have begun. These are taking place to identify where services are buried. Process will be completed in early June.
- 4.17 FP complained that residents are not aware of these surveys taking place and that is not a good standard of communication. NP reminded that last newsletter had indication of these survey to take place but it requires further information.
- 4.18 MA and MT agreed to put further information in the next newsletter. Residents needs to know what works/survey are going on and what the mark on the asphalt means. NK suggested to display notices around the estate to keep residents informed.
- 4.19 NP inquired when will be the electronic notice board setup. GB informed they are in the process of getting quotes on various options of the screen to be erected and security measures that need to accompany it. Expectation is that this will be completed within six weeks. AE suggested a quick win will be installation of traditional style notice boards to display the various information discussed earlier.
- 4.20 **MA requested MT to include information in the newsletter on Ground Investigation Surveys that is starting in June on phase 1 sites that includes digging.** GM team will give more details on where this will take place, mainly within the hoarded area.
- 4.21 MS added ground investigation tripods will be inside and outside the hoarded area including Manor Grove and car parking area near Haversham House. NP suggested all residents from Heversham, Kentmere and Manor Grove needs to know this information.

- 4.22 Archaeology trenches will be starting soon and waiting on the planners to indicate when exactly. The school will be informed on the archaeological works so that they can arrange works with children before summer holiday. **MT requested MA to send some archaeological images that can go in the newsletter to cover the content.**
- 4.23 There is no start date for the archaeological works at present. This will start when advised by the planners.
- 4.24 FP wanted to know how long these ground surveys last. GM informed between 4-6 weeks. MA added this ensures ground survey are accurate, reports inform further design works to be accurate for all service connections and make sure no accidental damage to current service lines.
- 4.25 Tustin walkaround – This will be on 26th May between 4pm to 6pm (during the drop-in session). NP said the purpose of the walkaround is to understand residents' perspective of the potential problems and thus ensuring design and location of hoarding are setup in a way that avoids any inconvenience for residents. This date will be circulated via the newsletter.
- 4.26 GM informed there are commercial staff in Bouygues working on the costing of various aspect of the construction works and tenders are being sent out to sub-contractors. This wasn't possible until Stage 3 design is completed.
- 4.27 Site visit took place on 11th May in Hillbeck to look at disconnection of water meters.
- 4.28 The programme for construction of phase 1 is well developed and other phases are getting incorporated at present. This plan will be released next week.
- 4.29 A site visit will take place on Tuesday 17th May to draw a plan for temporary parking arrangement. Issues are about how many places will be displaced by the hoardings, where they can be re-issued by discussing with LBS parking service and then draw the plan that will be shared with residents for their comments. It will take up to two weeks to have the draft plan for comments.
- 4.30 AE requested GM to ensure the needs of the vulnerable and elderly residents for access to transport and emergency services are a key priority and to make sure once the works start the plan should be detailed enough to count emergency situations to minimise inconveniences of vulnerable residents. He offered to attend the site visit and GM agreed.
- 4.31 MS offered to attend TCA meetings to inform and get residents involved in any such decision-making process.

5. LBS Update

a. Resident Engagement Plan

- 5.1 NK informed that there has been addition of human resources to the LBS team demonstrating the importance of the project Osama and Cat were new additions to the LBS Team.
- 5.2 Within Housing service part of the New Homes Team is rebranded to Southwark Construction, it is not a separate company, it is LBS. Hoarding will have Southwark Construction as part of a branding exercise. Osama and Cat will be part of the regular engagement with residents.
- 5.3 Other regular LBS staff involved in the project will carry on as part of the team. NK has more time for Tustin as he freed up some time from other works as part of restructuring.

- 5.4 AE expressed dissatisfaction that LBS had not kept residents up to date with the restructuring, or the impact it could have at Tustin. NK agreed to inform Executive Director of Housing and Modernisation, Michael Scorer about residents dissatisfaction.
- 5.5 OS said he is committed to and work and learn from the project, work with residents, value their contribution and contribute to the progression of the project himself.
- 5.6 SdT informed that engagement plan will be updated with the rescheduling of 2nd June drop in session to 9th June 2-5pm.
- 5.7 The next drop-in session will take place on 26th May that will include an estate walkaround between 4-6pm followed up by DDSG meeting at 6pm.
- 5.8 SdT wanted to know whether it will be good to start holding these sessions outside around the estate since the weather is getting better. AE added that the group needs to also look at the time frame (i.e., 2-8pm or 3-7pm) is working well. PK and AC suggested to keep the current time table for drop-in sessions as it gives a good spread for people to drop in before they go to work or after coming back from work. MG agreed.
- 5.9 NK added this need to be reviewed regularly and to have a flexible approach to meet the residents' need. SB is busy during these sessions helping residents registering for Housing Choice options.
- 5.10 SB added door knocking really works well as there were many residents today who has contacted her after Open Communities did the door knocking in the afternoon. Also, the letters from MT regarding few available properties outside Tustin generated interest from Hillbeck residents. MT prefer the drop-in sessions time table to stay unchanged as this is making a statement that Council is available for residents during that time. It is helpful to build good relationship with residents.
- 5.11 SdT will draft and send a new proposal that will include timetable, locations, themes, and any new method of residents' engagement (around drop-in sessions) to discuss before the next RPG meeting.
- 5.12 NP will send the new proposal to all RPG members before next meeting once received from SdT.

b. Re-housing update

- 5.13 There are 27 tenants in Phase 1 (Hillbeck):
 - 5.13.1 9 properties are void with two further under offer.
 - 5.13.2 All remaining tenants are registered for re-housing.
- 5.14 Hillbeck residents viewed the Hidden Homes in the Towers in early March. The Local Lettings Policy is planned to be signed in mid-May and properties are expected to be ready by the end of May.
- 5.15 Leaseholders
 - 5.15.1 3 offers accepted in Hillbeck (out of 5 leaseholders). The other two are very close to finalising their offers.
 - 5.15.2 6 offers accepted from leaseholders in the other blocks on the estate, of which two have completed.
 - 5.15.3 Over half of leaseholders across the estate have received an offer.
 - 5.15.4 MK has sent letters with details of 5 properties available this week to 18 Hillbeck residents. Every week these residents get the Home Search magazine. They will have the option to make a permanent move away from Tustin or a temporary move to be able to come back to new build homes at Tustin.

- 5.16 MT met with LBS Lettings Team to discuss how to do pre-allocation of new homes. They discussed about how to set up the re-housing process without a bidding process as residents were asked to move out, register all residents on the low rise for re-housing so that their housing needs get assessed.
- 5.17 This process will create a list of priority residents that include tenants and leaseholders who wants to remain on the estate. There will be exhibition of different sizes homes where residents can view plans for new homes to help them make informed decision.
- 5.18 Residents can choose homes from phase 2, 3 or 4 and make temporary choice of homes from phase 1. This proposal will go through the process in the Council and Tustin officers will be looking into it before it gets shared with RPG members for further comments before finalisation. It will be done according to the Tustin Offer Document as well as following the Council's Allocations Policy.
- 5.19 Residents at Kentmere are having communication from SB already regarding registering and the process and she will be carrying out a telephone and door knocking exercise soon in a group of 3 or 4 residents each time to make further progress.
- 5.20 PK reported that since Notice to Quit has been served at the garages, the level of fly tipping has increased. What are the thoughts for estate management team? GU informed that cleaners should be able to deal with situation as there is a truck that comes in to Tustin every day. PK suggested to have a specific arrangement for the problem as this will only increase over the time.
- 5.21 GU added residents with garages don't need to carry the unwanted items outside, these will be cleared by the council but probably they have not got a clear message. **GU will investigate further and will seek a solution.**
- 5.22 PK asked about the progress with 'Dedicated Tustin Team'. MT informed that there will be joint resource between Tustin and Ledbury estate. The various phases will allow the team to allocate the right amount resources to each estate as and when needed.
- 5.23 AE informed that the problem of fly tipping/bulk rubbish has been flagged up over last two months, but no protocol/procedure has been put in to deal with the problem. Towers had and still has the same problem but as there is protocol in place with Engie and the Council. Estate management need to act quickly and put preventative action in place.

c. Update on Local Lettings Policy

- 5.24 NP reminded that there was a draft version which was due to go to cabinet member for Housing to sign. SdT reported that the Council Cabinet will be announced at the Council Assembly on Saturday 21st May so the Local Lettings Policy should be signed off by following week (by 28th May).

d. Manor Grove Update

- 5.25 NK informed LBS has been working with Linkcity and Bouygues on refurbishment works and costing. All but one property is due for survey, various surveys have been carried out. Following the last event couple of months back in Manor Grove LBS and the contractors aim to go back to freeholders within next couple of weeks to discuss what works the contractors can offer and how might that work between the parties.

- 5.26 AC raised concerns about the height of the proposed block E1 (Kentmere). He had been under the impression that these will be three storey buildings rather than up to four storeys as shown on planning application which is different than what discussed during masterplan development. AC did not believe this potential change had been communicated as he has attended most meetings and had never seen this info.
- 5.27 NK confirmed that design group had information from dRMM about all such relevant changes, it is also about giving a level of flexibility to the design aspect in case there is a need to accommodate other changes. **NK will audit trail of such communication and will provide feedback to AC.**
- 5.28 AE asked NP whether there was a list of attendees at all project meetings, NP confirmed there is a full list.
- 5.29 NK informed LBS is going through work processes to enable Linkcity to mobilise its works on site. This includes a report that will go to Michael Scorer, Director of Housing and Modernisation instead of going to the Cabinet in July for sign off. **Once this report is drafted NK will be share it with RPG.**
- 5.30 Price and Cost needs to be agreed which will happen in August 2022 which will then lead to the Development Agreement signing between the LBS and Linkcity and Bouygues is September 2022. Cabinet approval is needed in September before contract signing is required. So full cost of the scheme, full approval, and the agreement of the council to enter the development agreement to complete the process.
- 5.31 NK suggested to have informative session during the RPG meeting on what the agreement means and what it commits council, Linkcity and Bouygues to. LBS working through Pagabo framework to set standard template of performance to monitor the development works and residents' engagement is also part of that agreement.
- 5.32 NP suggested SdT can include an information session in the Engagement Plan.
- 5.33 AE reminded that residents' input in design development is important to avoid any disappointment at a later stage. Some Residents at Manor Grove are still not clear about garden access at the rear, as some works are part of the refurbishment. The details of this need to be communicated more effectively with those residents.
- 5.34 AE requested residents to come forward to contribute to the consultation events to influence the outcome. AE suggested to invite residents from Kentmere during the Manor Grove event as is right next to Manor Grove.
- 5.35 AC requested NK to check the notes/comments of January RPG/Design meeting to check what had been discussed and presented about the height of block E1. AC believes this is important as that meeting was presented as a chance for the RPG to state their comfort/objections before the designs were submitted for planning **NK agreed to do this.**

6. Draft Newsletter

- 6.1 MT had circulated the draft newsletter a week ago and since then another two and half pages has been added. This includes reminder for planning consultation which is now closed and where residents can still look into for the application, estate walkaround, the premises information box at the towers, an enhanced section on site surveys, an expanded archaeological survey article and information on a children's event at Peckham Levels in the following weekend.

7. Matters Arising from the Meeting 14th April 2022.

- 7.1 Page 2 (3.2) NP has sent around the summary of the planning application. Completed.
- 7.2 Page 3 (3.9) MT had updated the events diary in the April newsletter. Completed.
- 7.3 Page 6 (4.36) Estate walkabout now being organised to take place on 26th May 4pm-6pm. Completed.
- 7.4 Page 6 (4.43) Estate walkabout has been publicised in the newsletter. Completed.
- 7.5 Page 7 (4.54) Signs on hoardings and electronic noticeboard. Electronic noticeboard will be up withing next six weeks and there can be traditional noticeboard for the time being. MT included the information in the last newsletter. Completed.
- 7.6 Page 9 (5.2) DDSG meeting in April has taken place and the draft minutes are in circulation.
- 7.7 Page 10 (6.5) Information that will be displayed on the electronic board will be streamed on the screens at the TCA hall when it is open.

8. Any Other Business

- 8.1 AE thanked everyone and the LBS team for working hard till this stage. Residents wants the best for the estate just like the council wants best for its residents.
- 8.2 NK appreciated the recognition and informed that he has recently met the members of the dRMMdesign team in person who had been working relentlessly behind the scenes to get the planning application made.

9. Next meeting is on 9th June 6pm.