

Tustin Estate Project Group Meeting
Thursday 12 December 2019 at the Tustin TRA Hall

DRAFT MINUTES

Present	Initials	Present	Initials
Andrew Eke	AE	Emma Will (Mott MacDonald)	EW
Amelia Leeson	AL	Ian Simpson (ITLA, minutes)	IS
Lee Walkley	LW	Mike Tyrell (Southwark Council)	MT
Paulette Kelly	PK	Neil Kirby (Southwark Council)	NK
Victoria Akindele	VA	Neal Purvis (ITLA, Chair)	NP
		Seamus Carroll (Keegans)	SC
Aaron Elliott (Altair)	AaE	Sophie Hall-Thompson (Southwark)	SH
A. Scafe-Smith (Common Ground)	AS	Sarah Marshall (Mott MacDonald)	SM
Cassidy Curtis (Altair)	CC	Seth Scafe-Smith (Common Ground)	SS
Deborah Saunt (Common Ground)	DS	Tim Cutts (Southwark Council)	TC
Eoin Doyle (Keegans)	ED	Tom Woods (Common Ground)	TW

Apologies were received from Andy Chaggar.

1. Introductions

1.1. NP took the Chair and welcomed everyone to the first Project Group meeting in the new TRA Hall.

2. Minutes of the meeting of 14 November

2.1. The minutes were accepted as accurate.

3. Minutes of the Public Meeting of 26 November

3.1. The Minutes were agreed as an accurate record with two corrections:

3.1.1. "Health and Safety" should read "Health and Equalities", and

3.1.2. Option Four is corrected to show it does not include in-fill housing.

4. Common Ground report

- 4.1. **DS** and **TW** summarised Common Grounds' engagement so far. The public event on 26 November attracted 35 residents from 26 addresses, with residents from some blocks expressing interest in the rebuilding option.
- 4.2. The weekly drop-ins have now been moved to the TRA Hall, and 801 is no longer being used. The architects will take their coffee cart out to school runs and work routes to raise their profile on the estate and encourage greater participation.
- 4.3. **AE** pointed out that better weather-proof signs are needed to direct people to the TRA Hall and its meetings and **TW** agreed a more robust sign is needed.
- 4.4. The next task for the architects is to start developing estate-wide proposals using the data from the events, and to add more in-depth qualitative responses from more in-depth interviews. **TW** confirmed that the data has been depersonalised so those individual respondents cannot be identified. Key themes that will be covered during the architects' consultation include:
 - 4.4.1. The identity and character of the estate;
 - 4.4.2. Density and heights of any new homes;
 - 4.4.3. Employment and community uses;
 - 4.4.4. Public spaces and community safety;
 - 4.4.5. The tenure split of any new homes;
 - 4.4.6. Parking, and
 - 4.4.7. Service charges.

AE reminded the architects that parking is one of the Resident Manifesto items.
- 4.5. Common Ground staff want to visit and inspect more homes on the estate, as well as making contact with local businesses. **MT** suggested Southwark staff at the Ledbury office could introduce them to individual Tustin residents.
- 4.6. The architects also want to arrange visits to other estates so that residents can see contemporary examples of estate regeneration. It was noted that residents would want to see inside these homes as well as the external design and public realm.
- 4.7. **AE** pointed out that some residents think that the Council already has a preferred option. **DS** added that the architects have been asked questions about the ballot process.
- 4.8. Ideas for social value, described by **SS**, include a young people's workshop, after-school projects, football events in Brimington Park, a gardening project and a documentary record of the current estate. **AE** noted that football coaching for young people already takes place in the park on Saturdays (and possibly Sundays) starting around 11 am.

5. Stock Condition survey

- 5.1. **SH** reported that Hunters have now completed their 30% condition survey and will produce a draft report in early January. The survey will cover the condition of the school building as well as homes and businesses.
- 5.2. Hunters have also recommended testing the concrete in the blocks, and the results of these tests are expected in mid-late January.

6. Health and Equality impact assessment

- 6.1. **SM** outlined the process that Mott MacDonald will use. A key element is a community survey in which residents will complete a questionnaire.
- 6.2. It will be helpful if her team can receive a summary after every engagement event.
- 6.3. She did not think the options appraisal would be developed enough to make an assessment by the January meeting.

7. Options Appraisal

- 7.1. **AaE** summarised the key elements of Altair's work as:
 - 7.1.1. costings for all of the options;
 - 7.1.2. an Options Viability study to financially assess each of the options. He confirmed that this will be carried out in line with the Residents' Manifesto;
 - 7.1.3. a Cost-Benefit Analysis that will take account of the social, economic and environmental elements as well as the financial ones.
- 7.2. There will be four stages to the work:
 - 7.2.1. initial gathering of information;
 - 7.2.2. a research phase looking at costs, value of new homes, design issues, etc
 - 7.2.3. testing the different options, and
 - 7.2.4. a draft and final Report.
- 7.3. **ED** added that Keegans will be feeding its own data on costs into Altair's analysis.
- 7.4. **AaE** said that residents will be involved throughout the process. **NP** requested that residents are able to examine and give input on the appraisal while the model is being developed. **TC** said Southwark wants the information presented to residents in an understandable format.
- 7.5. **AL** asked if the appraisal will include private homes. **CC** said it will, although in practice the cost of building new homes does not differ significantly between tenures.
- 7.6. **AGENDA ITEM: include an update on Altair's work on the January Agenda.**

8. Housing Needs survey

- 8.1. **MT** reported around 70% of households have now been visited, but staff will contact every household (including those already visited) to show the initial options and ask for residents' comments and ideas. So far 10 residents have refused to take part.
- 8.2. **AE** reported that some residents are finding the consultation rather overwhelming. He said the TRA are happy to support any outreach work with them. The survey could be a good way to break down some of the mistrust created by the abortive proposals in 2016. **MT** agreed, and confirmed that the 2016 situation is being explained in the home visits.
- 8.3. He also confirmed that mobility issues will be identified during the survey.
- 8.4. **AE** pointed out that the timetable for Common Ground is a very tight one. **MT** said Southwark will share GDPR-compliant information from the survey with Common Grounds.

9. Draft Consultation and Ballot Policy

- 9.1. **MT** said Southwark Council's policy is now to hold tenant ballots on all its regeneration schemes, even if there is no demolition of existing homes.
- 9.2. The policy recommends the use of the London Mayor's ballot requirements. This means the following residents will be able to vote in the ballot:
 - 9.2.1. all council tenants who are named on the tenancy agreement (so that joint tenants will each receive their own vote);
 - 9.2.2. all resident homeowners named on the lease or freehold provided they have lived in the home for at least 12 months before the ballot, and
 - 9.2.3. anyone living on the estate who has been on the Council's Housing Register (waiting list) for at least 12 months.Eligible people in the tower blocks will be able to vote in the ballot as well as those in the low rise homes. Non-resident homeowners will not be able to vote.
- 9.3. **AL** asked how the preferred option would be chosen. **MT** said that on the Ledbury estate the Single Transferable Vote method had been used.
- 9.4. **NP** asked if the preferred option would be chosen block-by-block on an estate-wide basis. **MT** suggested this could depend on feedback from Common Ground and the Project Group.
- 9.5. **NC** said more details on the options would be available in March, to be followed by further consultation and a report to the Cabinet. After this the Council will be able to produce the Landlord Offer document that residents will vote on.
- 9.6. **AE** requested **an article on the ballot process be published in the newsletter and/or the website (along with a link to the London Mayor's ballot requirements).**
- 9.7. **MT** suggested Open Communities could door-knock to encourage people to vote in the ballot.

10. Resident Engagement Plan update

- 10.1. **MT** updated the Group on the Plan. The second round of visits will take place in December and January
- 10.2. The estate-based Repairs team (or “hub”) will be in place in the New Year. It will be based in the TRA Hall. Housing staff are already picking up repairs issues during the door-to-door survey and that there is a need to tackle immediate repairs quickly before residents can make long-term decisions about the estate.
- 10.3. **AE** pointed out that the performance of the repairs hub will affect tenants’ trust in the wider consultation. **NK** confirmed funding is available.

11. Landlord Offer document

- 11.1. The current draft of the Offer Document has had comments added. The sections on rents and service charges will be developed during the design work.
- 11.2. The Group felt the Offer document should contain more details than the Lewisham (New Cross) example.
- 11.3. **AE** requested that **information for homeowners be added**, e.g. the Right To return and details of replacement homes (including estimated prices).
- 11.4. **Project Group members should send any comments or suggestions on the latest Offer draft to Neal.**

12. Matters arising from minutes of meeting of 14 November

- 12.1. Hunters have now sent their Stock Condition Survey update (at paragraph 3.1) to Southwark Council. The generic report is now on the Southwark website.
- 12.2. **The Mechanical and Electrical report (para 3.5) will be available by the January meeting.**
- 12.3. Common Ground have started consultation work with young people and made contact with the Youth Service who are happy to provide information and advice (para. 4.7).
- 12.4. The Housing Needs survey only collects ethnicity data for the head of household (para. 6.2).
- 12.5. **MT** said the Council will not need to prepare translations until they have encountered specific language problems (para. 6.5). **PK** asked whether this approach would mean the survey would not catch full information about the needs of people who do not speak English as a first language. **AE** was worried this might send a message that staff were not fully engaging and listening to everyone, as this could feed into the narrative that the Council has already decided on an option.
- 12.6. **NK** explained that the socio-economic baseline study (para. 9.2) will let the Council track changes in residents’ lives over the next 10-15 years. It was not possible to commission this earlier as money had to be allocated for the work. He

will send Neal a copy of the brief and will be happy to have this shared with the Group.

12.7. The new furniture has now been delivered to the TRA Hall (para. 10.2).

12.8. The webpage now appears on the first page of search engine results (at 11.6)

13. Any other business

13.1. None.

14. Dates of future meetings

14.1. The next meeting will be held on Thursday 9 January 2020 at the TRA Hall.

14.2. Future meetings will be held on the second Thursday of each month.