

# Tustin Estate Project Team Meeting

14<sup>th</sup> July 2022, 6pm – Zoom

## Present:

Residents: Paulette Kelly (PK), Andrew Eke (AE), Meron Getafo (MG), Andy Chaggar (AC), Comfort Kumi (CK), Maria Palumbo (MP)

**Open Communities:** Neal Purvis (NP) -Chair, Jen Pepper (JP)

**LB Southwark:** Neil Kirby(NK), Mike Tyrrell (MT), Susan du Toit (SdT), Andrew Johnson (AJ), Osama Shoush (OS), Sharon Burrell (SB), Cat Janman (CJ), Susannah Oso (SO).

**Bouygues:** Graham Mattin (GM), Jeff Joseph (JJ), Amanda Harrison (AH)

**Link City:** Marcus Allen (MA), Manon Smits (MS)

**Pulse:** Paul Adams (PA)

## 1. Introductions.

1.1 Apologies were received from Murselin Islam Open Communities, Gosia Bachanowcz (Pulse).

## 2. Minutes.

2.1 The Minutes of the Tustin Estate Project Group meeting of the 9 June 2022 were accepted as accurate.

## 3. Update on Design Process and Planning Application

3.1 SdT advised that the Planning Committee will consider the Tustin Application on the 19<sup>th</sup> July at 6:30pm.

3.2 There will be some changes to the tenure mix with more council rented homes proposed as some leaseholders do not want to return to the estate. **SdT had circulated the new proposed mix and compare it with the old mix.**

3.3 NP- said that it states in the planning application report that there is a minimum percentage of affordable housing, which cannot be lower than 64.7%, however this percentage can be increased.

3.4 NP- Any questions about the next steps if the Planning Committee approves the application?

3.5 NK – advised that there needs to be an Universal Undertaking for LBS, usually with a developer this is a S106 Agreement which has a number of headings, which are binding. A local authority cannot enter into a S106 with itself but an

Universal Undertaken is similar and is a way to have a formal legal agreement, which carries the same amount of weight as a S106 agreement. As part of Social Value there will be jobs created and focused on local residents. The Council want to start on site as soon as possible, both demolition and construction

#### 4. Link City Update

- 4.1 GM presented the update:
- 4.2 Archaeological trenching starts on 25<sup>th</sup> July and will be there for 10 days and showed locations. There are restrictions from British Gas about digging around Manor Grove. Bat surveys has already started.
- 4.3 GM Showed the construction sequencing for Ullswater and Hillbeck, vacant possession will be by 26<sup>th</sup> September, may be earlier. Discussion with UKPN, the electricity infrastructure provider, have identified an issue with a substation, the gas and the electricity needs to be disconnected, this will be 4 weeks 26 September
- 4.4 Asbestos surveys will take place on 24 October and a report will be issued then they will decide how to deal with the removal.
- 4.5 Demolition of Ullswater and Hillbeck. The crushed material will be used to form a piling mat, most of the materials will be used on-site apart from asbestos, roofing materials and wood.
- 4.6 Substructure works and under-slab drainage, and piling starts in February and will be on site for a total of 8 weeks, until 26 June. Then two tower cranes will come on site, then superstructure and all concrete works will start and complete on the 14<sup>th</sup> February 2024.
- 4.7 NP asked how long is the defects liability period? GM replied 2 years.
- 4.8 AE reported that for the Bat survey there were about 20 people at midnight
- 4.9 AE –asked for the asbestos survey, can Ullswater be started sooner rather than wait for Hillbeck to be vacant? GM replied yes there is a report requesting that this be started earlier.
- 4.10 AE-asked what is the problem with the substation? GM- he visited it last week and it was an empty building, UKPN were not aware of this and are visiting next week, and they will see this, so this issue should be resolved.
- 4.11 AE- when will the Resident Liaison Officer be on board. **GM will look into progress on this.** GM also advised that the notice board is imminent.
- 4.12 AE said that there had been complaints about the drilling, as some residents said they were not consulted, the notice board will help with consultation.
- 4.13 AE reported there continues to be a smell of gas around Manor Grove and Heversham. GM replied he had not had any reports of this but is in discussion with Southern Gas Network.
- 4.14 NP noted tenanted properties in Manor Grove will have gas supply removed but freeholders will still have it.
- 4.15 AH-ran through the resident engagement plan and explained that she has a Labour Loaded Programme to ascertain who is interested in jobs, she is working with Millwall

FC, Women in Construction, Step Ahead, Youth Trust etc and the aim is to match people with jobs. There is a Careers Fayre in Waterloo on 21<sup>st</sup> July.

4.16 MT asked can Amanda send details for the newsletter. **AH replied Yes.**

4.17 AH went on to explain that there will be a series of Drop-ins, a Community Event on the 3<sup>rd</sup> September for residents to meet the contractors, a Bouncy Castle and Emergency Service amongst other things. **AH hasn't forgotten laptops, there will be 10.**

## 5. Report on Manor Grove Tenants Meeting.

5.1 NP reported a meeting was held last week for Manor Grove Tenants to hear from Bouygues about the scope of works and ask questions. Due to the extent of works tenants will have to move out for 6 months, they can either move temporarily on the Tustin Estate or move off the estate. Residents were concerned about replacing garden sheds, protecting their trees and reconsider refurbishing the bin sheds as no one uses them, in addition to having brick walls rather than fencing as garden walls. This is being considered. NK committed to everyone having a water pipe in their gardens.

5.2 **MT- stated that promises agreed at the meeting will be sent to tenants in writing in August.**

5.3 **SdT said that there will be a wider Manor Grove meeting to include discussions on the public realm.**

## 6. Report from LBS

6.1 JP took the Chair.

6.2 SdT drew RPG members attention to the events in the Resident Engagement Plan for July and August. There are drop ins on 28 July and 4 and 25 August. There will be a meet the contractor event on Saturday 3 September.

6.3 SdT the website is not ready to go live, but should be ready soon.

6.4 SdT explained that the Council does not expect to use Compulsory Purchase Order (CPO) process at Hillbeck but will begin the process in September in case it is needed as a last resort. **SdT will send Draft Letter to NP and Brief LBS Team.**

6.5 MT reported that there will be a extra newsletter for residents explaining the CPO process in the days before the letter goes out.

6.6 AE asked LBS to make clear in the Newsletter when tenants in blocks outside of Hillbeck will go into Band 1. **MT agreed to do this.**

6.7 SdT reported the report to Cabinet to approve the signing of the contract for enabling works, including Hillbeck demolition, with Bouygues/Linkcity will be decided on 19 July. **NP had circulated report.**

6.8 The report on the main Development Agreement will go to Cabinet in September. NK confirmed any changes to parking would and the transport plan would be consulted with residents before agreement.

6.9 CJ reported that 2 residents will be part of the selection panel for the Design Guardian. Tenders were due in on 22 July.

- 6.10 AC asked NP to resend email on Design Guardian as he could not open the attachment. **NP agreed to send this.**
- 6.11 MT reported that following the Planning Committee, LBS will send a booklet detailing decant and phasing to residents as this develops.
- 6.12 The Tustin/Ledbury Team will contact everyone in Phase 2 to update their Household details on housing need and to get them registered on the Housing Register. This can then be used to create a priority list to allocate homes on Tustin in line with the priorities set out in the Offer to Residents. Allocation Process will be considered at the August RPG meeting.
- 6.13 AE asked that this information is circulated in good time so residents could digest it before the meeting. **MT agreed to do this.**
- 6.14 AE asked that this process is included in the newsletter and that all Officers who are at Drop In Sessions are well briefed on this to be able to explain it effectively to residents. **MT agreed to put this in the August Newsletter.**
- 6.15 AE raised concerns that not all LBS Officers were familiar with the Local Letting Policy for Tustin and the commitments made by the Council in the Residents' Manifesto.

## **7. Manor Grove Update**

- 7.1 Neal took back the Chair. AE- asked for an update on the Manor Grove garages. SdT- stated that LBS now have keys for 13 of the 16 garages and working on obtaining the final 3.
- 7.2 GM is collecting the keys from Tooley Street to inspect them and also needs access to a garden to see if the back wall is the garage wall.
- 7.3 AE- said that there was a rusted up cupboard near the garages towards number 65 Manor Grove, could this be an intake cupboard? **GM will investigate.**

## **8. Draft Newsletter.**

- 8.1 MT had added architectural details, Hillbeck rehousing, Phase 1 parking and the jobs fayre.

## **9. Matters Arising.**

- 9.1 All matters arising have been addressed.

## **10. AOB**

- 10.1 AE- attended the Bermondsey Festival event on 9<sup>th</sup> July and thanked all who helped in selecting the poster, the Tustin stall was well received. He thanked CJ for the successful Goschen visit.
- 10.2 AE- reminded all that attendance sheets need to be filled in for the Drop-in sessions.
- 10.3 AE was concerned that some officers are misinterpreting information and that all involved need to pull together. SdT has worked well on the regeneration project.

- 10.4 AC was concerned about recycling bags. **AJ will take this back.**
- 10.5 AE asked will the newsletter have advice regarding the forthcoming heatwave for vulnerable residents? **AJ said that all vulnerable residents will be contacted.**
- 10.6 NP- announced that he will be retiring at the end of August after 38 years in Housing and 7 years working on Tustin. Neal will be arranging a farewell event.

Jen Pepper 24.7.22.