

Tustin Estate Project Group Meeting 13 October 2022, 6pm – Via Zoom

Present:

Residents: Paulette Kelly (PK), Andrew Eke (AE), Andy Chaggar (AC), Patrick MacDermott (PM), Juliette Wodzicki (JW), Francis Phillip (FP).

Open Communities: Jennifer Pepper (JP) -Chair, Murselin Islam (MI).

LB Southwark: Neil Kirby (NK), Osama Shoush (OS), Sharon Burrell (SB), Cat Janman (CJ), Susannah Oso (SO), Modupe Somoye (MS), Mike Tyrrell (MT).

Bouygues: Jeff Joseph (JJ), Amanda Harrison (AH), Mariam Ayoola (MA).

KCA (Karakusevic Carson Architects): Edward Blackett (ED), Hajir Kheder (HK).

Link City: Manon Smits (MS), Aleks Dashi (AD).

Pulse: Gosia Bachanowicz (GB).

1. Introductions

1.1 JP took the Chair and invited all participants to introduce themselves. JP apologised for delayed start due to technical difficulties and thanked CJ for re-setting the zoom session.

1.2 No apologies received

2. KCA presentation: JP introduced KCA who has already met with LBS and residents panel last week and today presenting their proposal for Design Guardian role Phase 1.

2.1 HK works as an Engagement Manager at KCA and lead for engagement and social value on various projects. EB presented KCA works around residents consultation on design options of new homes and layout of the estates on various projects that they have completed or are involved in.

2.2 KCA only works in housing projects for councils and housing associations. The company was established solely to improve design process of public sector housing with residents lead approach. EB informed KCA is also working at Ledbury Estate at present which has helped to establish a clear understanding of the residents' needs, the area and the technical needs of LBS that will help to bring in the experience and knowledge and apply it to Design Guardian role at Tustin.

2.3 Design Guardian role involves monitoring role at Tustin Phase 1 - ensuring the design and material quality from early stages is reflected in the construction stages, working on behalf of client and residents as dRMM now being working for Bouygues. Other responsibilities include communicating and reporting back to Southwark and Residents. The

design guardian would be formed of a team of specialists including architects, engineers, and fire safety consultant. The role will end at the handover stage of the project.

2.4 HK gave an overview of what KCA does as a practice in terms of social value works. The objective is to maximise positive impact and to generate best outcome with the social value.

2.5 HK presented Tustin Estate - KCA Social Value Offer:

2.5.1 Local Employment

- A full time London Living Wage employment offer over 28 weeks (35hr working week) or;
- A part time London Living Wage employment offer over 61 weeks (16hr working week)
- On the job training, mentoring and references

Potential for a job share between 2 candidates to work part time or 2 different roles. Potential job role as design guardian project administration, marketing assistant, engagement assistant, graphic design assistant.

2.5.2 Work Experience Placements

- 3 work experience places for estate school age residents (potentially extended to local schools in the community depending on uptake). These would be one week at KCA and with time also at both Lewis Hubbard Engineering and Studio ONB Landscape. Travel and lunch costs included.

2.5.3 CV and Portfolio Workshops

- We will run CV / portfolio workshops to assist applications for built environment studies. One workshop is envisaged to likely happen before the end of this year and another around May next year, and we would invite local students to take part.

2.5.4 Added value includes access to bursary opportunities, access to studio job opportunities, access to wider studio training and learning (e.g. CPDs, workshops and events).

2.6 HK informed Ledbury resident employed for 7 months as an engagement and comms intern. There are also paid work experience for 2 local young people in film production/media (2 months total), 3 local residents to be sponsored to complete a City & Guilds Entry 3-level award for IT users (currently seeking candidates) and £3000 bursary (open for applications).

2.7 AE said any of the proposed works must be progressed by closely working with the Tustin RPG as this group is key partner shaping the Tustin project. Any opportunity and how the post will be filled will be monitored closely by residents as previous opportunity at Ledbury was not advertised to Tustin properly.

2.8 AE informed they are happy to have KCA back to Tustin and looking forward for a good partnership work. He also suggested collaborative works between Bouygues and KCA in terms of materials and display units and invited KCA for next Tustin drop-in session.

3. Minutes of TEPG meeting 8th Sept 2022

3.1 Agreed as a true record without any amendments and matters arising will be discussed as a separate item according to the set agenda.

4. Linkcity Update

4.1 AD informed MJ has joined the Bouygues's team as a Resident Liaison Officer (RLO) and residents can contact her directly with project issues, her number is being published on the newsletter. Graham Mattin is on annual leave and probably will be permanently leaving within few weeks. He will be replaced by Andrew Murfin who will be leading the project.

4.2 Hoarding is going up around the phase 1 sites. Various surveys are taking place. So far, no asbestos has been found. Concrete blocks are arriving on site (Manor Grove) to put the hoarding and replace Heras fence.

4.3 Ullswater and Hillbeck area will have demolition works starting around 24th October and will continue with other works around block G1, C and Manor Grove garages. Disconnection of gas and electricity will be taking place.

4.4 Lighting suggestion of hoarding has been taken on board and will be implemented. Power supply to the site is a challenge and will be sorted.

4.5 JP asked about who will be working in the frontline from Bouygues' side and attending drop-in sessions. AD informed Marcus Allen and Manon Smits may be attending one or two more sessions as they are stepping back from frontline for couple of months and MA, AH, JJ, Andrew Murfin and himself will be attending as appropriate.

4.6 JJ suggested to look into engagement sessions and make them more effective and may be streamline where appropriate to best use of resources.

4.7 PK wanted to know whether there is someone in the site office. AD informed there are two temporary site offices. Graham and Tegus are the two staff who are in the offices during the day but there will be staff presence at all times.

4.8 CJ introduced MA. MA informed she has started as RLO, she is a local resident from Ledbury Estate. MJ will be communicating directly with residents, dealing with their queries/complaints, and engaging them for further consultations. MA will be setting up coffee mornings, attending all RPG meetings and events.

4.9 AH provided update on social values:

4.9.1 21st July 2022 - Waterloo Jobs and Training Fair. Variety of company vacancies offered in the London area and gave career advice.

4.9.2 16th August 2022 – Donations. 15 Laptops to the TRA Residents Group.

4.9.3 3rd September 2022 - Community Event. Community day and BYUK meet the contractor event.

4.9.4 5th October 2022 – Youth Recruitment Event at Millwall FC. The event was open to all those under 25, unemployed and looking for work.

4.9.5 11th October – Girls Believe, Bacons College. Meeting with 20 Year 7 Girls, discussing future career possibilities in Construction.

4.9.6 November and ongoing – Pilgrims Way School. Working with the Headmaster to advertise spaces available for the yearly student intake, this will be advertised on the hoarding and on the Old Kent Road.

4.9.7 December – Community Christmas Tree event, working with local residents, and Design Drop-In. Colour schemes made available for residents to get involved with the design process.

4.10 JJ added open day had number of CVs from residents. As the works programme is at early stages vacancies will be looked into in the 1st quarter of 2023 and in the meantime, some will be signposted to get CSE cards.

4.11 PK wanted to know when and how the 5th Oct recruitment event was advertised. AH informed event organisers notified very late, and it was advertised locally. The turnout was low. As soon as next event is organised residents will be notified. PK advised to utilise the notice boards to have better coverage. AH informed all of these will be going into the newsletter.

4.12 JP asked whether Bouygues newsletter will be sent jointly or separately with LBS newsletter. AH informed currently it is going out separately, but it needs to be reviewed to make sure it is not repetitive. AE advised as things are evolving the approach needs to be flexible and adaptable.

4.13 AE asked about the plan to engage parents group in the project as this is probably the only group who are not involved. AH has been talking to Kelsey to reach out to the parents group. Aim is to use Christmas event to engage more residents in the process. MS informed they are working with Pilgrim Way School which should lead to wider parent group involvement.

4.14 AE suggested Bouygues and KCA should work together on social value to make the most out of the process for residents. JJ confirmed that he will be meeting KCA to plan out the works for next six months.

4.15 AE informed that security cameras' views on estate street lamp posts near Heversham House has been possibly blocked by the hoarding. **AD will look into the issue; one possibility is to raise the height of the cameras. NK will raise the issue with LBS internally and then Bouygues.**

5. LBS Update

a. Resident Engagement Plan

5.1 CJ informed she has made amendments that are now being showed in track changes in the Key Activities column indicating issues discussed in the last meeting. Also, information now in the column showing who is delivering/delivered which task and by when/when.

5.2 Demolition will start on 24th Oct which will be updated on the plan. No changes to TCA and RPG meeting section.

5.3 Drop-in session is planned for 27th October and leaflets will be distributed shortly. Residents will have the opportunity to ask LBS and Pulse any question on the surveys done.

5.4 Design meeting will be carried out by Linkcity in December, date has not been set yet.

5.5 One-to-One resident session has started at Manor Grove. Manor Grove wide meeting will be held after the one-to-one meetings are completed, date to be decided.

b. Update on Development Agreement Cabinet Paper.

5.6 JP informed the meeting is on 18th October 11am. Residents can join in the meeting. JP will read out a statement on behalf of the residents as AE is not available for the meeting. CJ informed links to the paper has been circulated among residents.

5.7 FP asked what plan has been put in place to deal with the pest (rat) control issues. OS informed all parties are aware of the situation and this is largely affected by how the demolition and construction phases are managed.

5.8 FP asked how the demolished building materials will be dealt with. AD informed it is their aim to recycle almost 97% of the demolished building materials on site i.e. recycled materials to be used for piling mat of the new building. All type of demolished building materials will be used in a way or another.

5.9 AE suggested Manor Grove garage materials should be recycled away from those homes to avoid disruption to residents living in the immediate area. AD informed there will be a recycling plan in place to avoid such disruption and any left over from one site will be used on other sites of the project.

5.10 AE suggested the dates of demolition of each site to be published and displayed in the electrical notice board. Currently Heras fence around Kentmere is installed in a particular way to allow the refuse collection, once the more permanent hoardings come in it will cause serious problem for the residents to put away their rubbish.

5.11 AD informed all of the work plan and site progress report will be shared with residents to keep them prepared of events. Once demolition starts on site certain stakeholders will be invited to a meeting to discuss all site-specific issues.

5.12 OS added LBS has started looking into solution of the potential refuse collection problem. AE will have a separate meeting with LBS and AD on this. OS said objective is to cause minimal disruption to residents with any arrangements for refuse disposal.

c. Design Guardian – discussed as item 2.

d. Rehousing Update

5.13 MT informed Hillbeck is fully decanted. Residents moved away from the estate or moved into the hidden homes. Residents have been written several times reminding they have right to return to the new homes.

e. Local Lettings Policy

5.14 Pre-allocation mechanism in place. Aim is to get everyone registered by Nov 2022. At present it is taking much longer to register residents specially registering families proving to be very time consuming and this may lead to missing the targeted time to complete all registration. Housing Option team has agreed to provide support (one person) one day a week to speed up the registration process. MT assured that all the teams involved are working hard, fast, and through to complete the registration process.

f. Manor Grove

5.15 MT informed 9 out of 16 Manor Grove residents' one-two-one have been completed and residents' choices of moving option recorded, and registration process started for those indicated to move out. Also, many individual queries have been dealt with during the process.

5.16 AC requested an update on the condition surveys discussed in the last meeting as he requested a copy and he has emailed 13 days ago to council officers requesting clarification about the legal value of the freeholds, has not received any response yet and will they get updates. Other issue was party wall letters received by freeholders who have properties adjoining to properties subject of upcoming works, he emailed council officers asking about the processes and any budget for independent surveyors being appointed. He has not received any update yet and that letter has deadlines for freeholders to respond.

5.17 CJ and OS will organise a full response to both of the queries.

6. Draft Newsletter

6.1 Newsletter main topic covers how to get on the register and list of all the evidence required. This will be followed by individual letters as well. Newsletter also includes information from Bouygues's newsletter which covers what works will be done on site over next six weeks.

6.2 FP suggested that at Ledbury there should be a dedicated person to whom residents can go to for registration with all relevant documents. MT informed the team is working seven days a week for this purpose. Extra support from Housing Option team will be available on Fridays.

6.3 AE raised concerns about residents been asked to go to Peckham One Stop Shop by the Ledbury team and said this level of service will not be acceptable in the future. SB informed previously application process was completed by one team so that residents did not have to go to other team but at present residents need to have My Southwark Account log in details which sometimes requires them to communicate with other teams as well. This will be smoothed up soon.

7. Matters arising

7.1 (3.5.7) AE requested for information to go out to Manor Grove residents regarding the parking extension until 26th Sept. AE thanked OS for ensuring that has happened.

Completed. AE also **requested** for extra lighting for the space between back of Heversham and the school playground.

7.2 (4.2) Design session had materials on display. **Completed**

7.3 (4.4) CJ and OS will be dealing with the request by AC for copy of the condition survey.

7.4 (4.8) Cabinet paper link distributed. **Completed.**

7.5 (4.13) CJ discussed the item during 5a and informed she is also discussing the issue with AE and other services. It is an ongoing process and subject to ongoing monitoring.

7.6 (4.16) CJ informed request for parking on the main road has been declined by Highways as adequate number of parking has been provided within the estate. If any resident wants to do so, they can do so through a specific process. **Completed.**

7.7 (7.4) FAQ for Manor Grove to be uploaded on the website. CJ informed it has been done. **Completed.**

7.8 (7.5) CPO letter. CJ informed it is still with legal team.

7.9 Rusty cupboard near Manor Grove garage. **Completed.**

8. AOB

8.1 AE thanked everyone for their continuous effort and requested to keep up the momentum.

9. Next meeting- 10th November.