

Tustin Estate Project Group Meeting 9th February 2023, 6pm – Via Zoom

Present:

Residents: Paulette Kelly (PK), Andrew Eke (AE, (Chair, TCA)), Andy Chaggar (AC), Francis Phillip (FP).

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

LB Southwark: Cat Janman (CJ), Andrew Johnson (AJ), Mike Tyrell (MT), Osama Shoush (OS).

Bouygues and Link City: Aleks Dashi (AD), Amanda Harrison (AH)

KCA (Design Guardian): Edward Blackett, Michael Line.

Pulse: David Robinson (DR)

1. Introductions

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

1.2 Apologies- Neil Kirby

2. Minutes of the last minutes –

2.1 JP went through minutes of last meeting.

2.2 (4.17) JP already corrected breakdown figure on Kentmere re-housing advised by Sharon Burrell.

2.3 (4.19) JP amended the last minutes and reflected what was said by AC on Manor Grove rights of light and right of ways.

2.4 (4.22) JP amended the minutes advised by JC on information regarding Manor Grove.

2.5 They were accepted as a true record of the meeting.

3. Linkcity/Bouygues Update

3.1 Works progress by AD

3.1.1 Piling works are all most complete now in the Plot G (Heversham area) and ground works will commence soon.

3.1.2 On Plot C (Hillbeck/Ullswater) demolition progressing well and almost complete, on last two buildings. Ground clearance, ground works and piling mat will follow soon. Archaeological works will be carried out within next 2 to 3 weeks' time. These will be connected to Plot D1 and D2 (Manor Grove) archaeological works as well and will start there first.

3.1.3 Overall the progress is good, and all notice boards are updated on a weekly basis. FP reminded that the contractors must follow building and safety regulation properly for any

kind of works they do. JP reminded that the damp down of demolition works are carried out properly assured by AD previously and site workers conduct have been addressed. AD added there is no further issues with damp down dust with water. All demolition sites are having water used for damp down works.

3.2 Residents engagement by AH

3.2.1 Bouygues newsletter (issues 4) for Feb-May has been completed and given to LBS to go out with LBS newsletter.

3.2.2 Community notice boards are being updated on weekly basis by Mariam Ayoola at present, but this could be done on a daily basis depends on site activities.

3.2.3 Residents palette vote will be launched in March. The team is sorting out the logistic and working on how the session/s can be delivered. There could be ballot boxes at drop-in sessions for residents to vote on colours. Vulnerable residents will be seen on a one-to-one basis.

3.2.4 Easter Egg hunt event will be in April probably during half-term. Date has not been fixed yet. Kids will have sandwiches/lunch boxes and adults may have nibbles and drinks.

3.2.5 Looking for two local residents to start from April. The job title has not been decided yet and it could be anything from Traffic Marshall or a fencer or welfare cleaner or labourer. A form will be sent to residents with newsletter probably next month to express interest for these opportunities and residents can email, call, text AH or even handed in the completed form on site and then AH will log them in.

3.2.6 Bouygues will continue to attend the RPG, TCA meetings and one monthly in-person drop-in session. One of the current drop-in session will be replaced by coffee morning. This will be done once the compound has been set up. Also, in talks with AE to run some coffee mornings from the TCA hall.

3.2.7 JP requested more details on the ballot for colour scheme and how the process will work. AD informed first session will be held by end of March or beginning of April and will be presented by dRMM with 5 or 6 options. Then another similar session will be held after 5 or 6 weeks later to give option to those residents who couldn't attend first session. Door knocking and leafletting will be carried out to ensure residents attends. There will be cooling off period for residents to make final decision on their choices.

3.2.8 AE raised concerns regarding how consultation will be carried out without having a discussion with TCA. This plan was not discussed before. AD informed the plan was showed by JJ before and is part of engagement plan. AE said it was not clear or detailed enough on the plan. AH asked what the best way would be forward.

3.2.9 AE informed ballot method has been tried before with difficulties and this should be discussed with residents first before inviting all residents to come and vote. AE said block meeting was suggested before and it has not been considered by the contractor. AH is open with this idea. AE suggested to have a separate meeting to set the consultation method after this meeting. Meeting agreed. AD said it is not their intention to bypass residents on

any of these issues and are happy to consider alternative ways of consultation to make it more effective.

3.2.10 AE said the issue of carpet in communal areas should be also discussed with Housing Management which has not happened. AJ added he will have separate discussion with Bouygues regarding the carpet issues as there will be maintenance issues relating to communal carpet. CJ added discussion has taken place with Gabriella from Housing Management regarding this issue and it is possible to change from carpet to ceramic.

4. LBS update

4.1 Rehousing update by MT

4.1.1 As promised letters went out and had many residents responding. This now enables the team to commence with pre-allocation process. Following on from the general meeting two weeks back two letters going out to residents. First letter to residents in the towers giving information on over 55s properties and how the process works and then the second letter to all residents who are permanent tenants at Heversham, Kentmere and Bowness and to all residents leaseholder as well as everyone from Hillbeck who got to move and have right to return.

4.1.2 The information sets out every available homes in the phase one and reminds about the booklets with layout which could be collected from the team if someone has lost it. The newsletter has the detailed process as well. This will help residents to prepare to come in and make their choice of homes they want. A letter will invite residents to come in to make their decision in two weeks' time. Once the choice has been made then allocation will be based on the housing needs assessment and other promises made based on the manifesto. Right to buy leaseholder tenancy will start from the original tenancy date rather than when they became owner of the property. Some leaseholders still have not made a decision on whether they want to move out or to buy in through shared equity option.

4.1.3 MT said the set up for residents to come in and to see the layouts can be based in the TCA hall or the venue near the Kwik Fit at Ledbury where the team is available most of the time. LBS will set up the layout boards to make it easy for residents to make a decision. The residents who cannot make it to the other venue, LBS will set up in the TCA hall for ease of access.

4.2 Manor Grove update by CJ and OS

4.2.1 Party Wall process is ongoing and the works for the refurbishment are planned to start from Spring. The key changes is the amendments to the hoardings. This has been discussed and advertised and there have been few feedback. Apologies were given to residents delayed information. Archaeological works planned for this week has been delayed by a week due to further discussion with planning department.

4.2.2 FP informed some residents are under the impression that they will lose their back garden. OS confirmed no one will lose their back garden at Manor Grove. Four residents share their back garden wall with garage wall, it is the same wall. So, when those garages

get demolished there will be a need to go into the back gardens about a metre or so to set up the safety parameter and then rebuild the new wall, it is only for work purpose for a limited time period. Residents will lose their back garden door that will be replaced by the new wall.

4.2.3 AC said he has seen plans that in some cases include the alleyways and some don't, does it mean that new homes at Manor Grove will fully back up against the current homes for phase one and there will not be any alleyways. OS informed it is in the final drawing of the phase one (D1& D1 plot) but he will confirm the fine details in writing. For other phases no detailed drawing is done yet, current drawings are based on the master plan.

4.2.4 AC informed some residents did not appoint surveyors and also did not take up the offer for Pulse Consult to do stock condition survey, can they do so if it is not too late. DR confirmed that is still possible and provided his email address to contact.

5. Draft Newsletters

5.1 LBS newsletter was shared with the meeting papers. No further comment from the meeting.

5.2 Bouygues newsletter was also shared with the meeting papers and was briefly discussed by AH earlier. No further comment from the meeting.

5.3 the newsletter will be sent out on 10th February.

6. Matters arising from January meeting

6.1 Updating notice boards has been covered earlier in the meeting.

6.2 District heating system enquiry by AE. OS informed the principle is same as the other site and the details of how the system works has been received by the team which seems to fit Tustin objective, but the fine details will be confirmed later. FP asked whether the district heating system will be for all of the Tustin. OS informed it will be for all the low rise building, refurbished homes at Manor Grove and the new builds but not for the towers.

7. AOB

7.1 CJ informed LBS wants to start engaging residents in street and block naming and wanted to discuss this in the meeting before any further planning. One of the options could be to keep the current theme/names (lake names) or open up for completely new names. OS informed a new policy has been adopted by LBS to name new builds (not necessarily for estate regeneration like Tustin) based on people that provide wider representation, so in the process LBS talks to local historians and residents as well. LBS is keen to hear from residents about how the naming process to be approached. LBS is expecting to have names for phase one by summer 2023.

7.2 PK suggested to create a competition for this purpose so that residents get interested in the process. AC suggested to get the school children involved so that they take some ownership of the estate. CJ thanked both for the suggestion and will look into the option further.

7.3 AE said recently in Manor Grove area residents have been confused due to miscommunication regarding parking relocation/cancellation, hoarding movement and other activities. OS informed information regarding when and where the archaeological survey will take place was not up to date as date changed just after newsletter went for printing. There were some confusion with the LBS archaeological officers. Bouygues will contact those residents who are closer to the site to update them on Friday or latest on Monday.

7.4 OS informed parking bays lost due to this work will be replaced by additional bays near the towers as well as Manor Grove and Hillbeck area. Cost has been confirmed to make up the additional car spaces and further details will be shared with RPG as it happens.

7.5 AE requested LBS to work with parking enforcement to make them more active to ensure and protect all residents with parking on the estate especially those with vulnerability from Manor Grove and Kentmere area. There should be at least three or four visits weekly to stop people parking illegally on estate parking bays. OS informed they are also hoping to get all eligible blue badge holder to get registered for the blue badge.

7.6 AD said what could be done more to have more footfall in the drop in sessions as these sessions are crucial to make the residents aware of various activities. JP agreed that there should be more effort to get more residents in for those sessions. AE said they have suggested various methods of engagement in the past, but suggestions were not taken on board fully. Residents have their own life to lead on and people should be mindful and respectful towards that. AD said we are aiming for the same, how to get more residents on board. JP suggested to have a joint meeting between LBS, TCA, Bouygues and OC to find ways and agree a more effective engagement plan. OS and CJ will organise the meeting soon.

7.7 AE asked what is happening with 21 Manor Grove back gate as it has been not sorted for three months. Bouygues wanted to help but it is not within their remit. CJ will do a follow up soon, she has already spoken to AJ. The security that was put is not enough and there were several attempts for break in.

7.8 AE thanked OS, MT, AD, Tiga, and Jeff Joseph for their effort in recent time and works are getting more coordinated.

8. Date of next meeting: 9th March 2023.