

## Tustin Estate Project Group Meeting 9<sup>th</sup> March 2023, 6pm – Via Zoom

### **Present:**

Residents: Paulette Kelly (PK), Andrew Eke (AE, (Chair, TCA)), Andy Chaggar (AC), Kelsey Mann

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

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

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

KCA (Design Guardian): Michael Line.

Pulse: David Robinson (DR)

### **1. Introductions**

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

1.2 Apologies- Susannah Oso, Neil Kirby

### **2. Minutes of the last minutes –**

2.1 JP went through minutes of the last meeting. Meeting approved the minutes as true record without any amendments.

### **3. Linkcity/Bouygues Update**

3.1 Works progress by AD

3.1.1 Joint weekly site visits has been set up and going well. It is helping to find solution to many daily challenges.

3.1.2 Works for phase one is progressing well. dRMM will be the architect for phase two as well.

3.1.3 AM informed asbestos has been found beneath the concrete of Ullswater House which is making some delays to works planned. Demolition is still in progress but there will be delays for main site office setup which will take place from end of April rather than end of March.

3.1.4 Block G1 crane base foundation has been setup and foundation works has started. Welfare units have been setup on the site.

3.1.5 For D1 and D2 (Manor Grove) archaeological excavation works has been completed. Planning condition has been signed off for the process which will allow demolition of the garages next week followed by enabling works and pilling in due course. Hoarding will be set up from 20<sup>th</sup> March and followed up by installation of lighting on hoardings.

3.1.6 Disabled parking bays will be marked, and yellow hatching should be done by next Wednesday as planned. Parking near Ullswater House, opposite to Bowness House will be completed by end of March.

3.1.7 PK informed there were some works during Friday evenings and Saturday day time around power supply unit that has been recently installed. AE added these are probably from UKPN and they have not notified anyone. AM said he was not aware of any works that were taking place during out of hours and these works are outside their site. **He will contact UKPN to inform that any such works need to be carried out within LBS guideline hours.**

### 3.2 Residents engagement by AM

3.2.1 There will be a choices of ten colour options available for residents to vote to make the short list of the top three. Then residents will be able to choose from those top three colour scheme for their homes. These options will be available on the website and at the March drop in-session (printed on larger boards and palette board samples) and will be advertised in the newsletter. These palettes and samples will also be available during Coffee mornings and in the April drop-in-session. AM presented all ten options which are:

- Palette 01 Arctic
- Palette 02 Mediterranean
- Palette 03 Desert
- Palette 04 Meadow
- Palette 05 Coastal
- Palette 06 Urban
- Palette 07 Summer Forest
- Palette 08 Autumn Forest
- Palette 09 Winter Forest
- Palette 10 Spring Forest

3.2.2 These options will be available in the TCA hall but if residents want these could be made available in Ledbury site as well. AE said there are some issues about officers at Ledbury not providing information to residents and not engaging as expected and the decision regarding displaying these at Ledbury site will be decided later once these issues have been resolved. **OS will address the issues of officers' performance at Ledbury and will be working closely with MT's successor to ensure expected level of service is provided.**

3.2.3 AE said he was under the impression that combined and separated bathroom and toilet will be in ratio of 50:50 throughout the project. OS informed his understanding is smaller homes with 1 or 2 bedroom will have combined and bigger homes with more bedrooms will have separated bathroom and toilet.

3.2.3 KM said according to Residents' Manifesto bathrooms to have windows but plans for block G1 does not show that. OS informed due to the daylight issue for living spaces some of these bathroom couldn't be planned to have windows; it is influenced by the layout of the building. Intention is to provide bathroom windows in as many homes as possible. MVHR system will be installed as it is a continuous source of ventilation that extracts stale,

moisture-laden air from a building and resupplies fresh filtered air, back in. KM added G1 homes with 1 or 2 bedroom do not have any windows at all, only for the bigger homes.

3.2.4 OS informed there were no major changes since design went to planning apart from some minor changes and windows for bathroom is not part of minor changes. AE said the minor changes needs to be communicated with residents.

3.2.5 OS informed the ballot process to make top three choices from the 10 option will start on 23<sup>rd</sup> March drop-in-session. It will run for six weeks up until 11<sup>th</sup> May. Residents will be able vote at the drop-in-sessions with ballot paper, vote online and those with health and mobility issues as well as not able to use online option will be visited at their home will colour option and palettes to help them vote.

3.2.6 Once that is done, the results will be announced at the May drop-in-session. Most popular choice will become the default choice for those who do not make a final choice. This is set out in the newsletter for residents. **Probably there will be a separate letter for residents so that they can understand the process and participate successfully.**

3.2.7 MT said as windows in the bathroom is in the manifesto and first phase have only few of them whether it is possible to reflect the residents preference in Phase Two design process and also have it available for residents who is waiting for phase two properties who opted out in Phase One. **OS confirmed this will happen and Phase Two design will be developed through RPG and wider residents engagement as it was done in Phase one.**

3.2.8 AM informed apart from the current notice boards around the estate there will be clipboards as well displaying newsletter and event leaflets to ensure more people are involved for the ballot.

3.2.9 AE raised concern about the increasing **fly tipping around Manor Grove and Kentmere House and requested AJ to deal with the situation. AJ will take necessary action.**

3.2.10 PK informed noticeboard on the hoarding near Kentmere has no information displayed. **AM will follow up.**

#### **4. LBS Update**

##### 4.1. Rehousing Update by MT

4.1.1 There are steady progress with residents choosing their homes. Manor Grove residents were promised for homes with garden, and it is progressing. There are some difficulties with homes that require adaptations and the team is working with residents for the best option. Kentmere and Heversham residents with ground floor homes and garden are also working towards choosing the right homes. MT is working with LBS to ensure the residents who have chosen to move out get their Band A status in time to make progress and it has been agreed this week. Residents who have chosen their homes have been written with the details of the chosen plot and the time table (Phase two, three and four) that they agreed to.

4.1.2 KM asked as there are limited bigger homes now available due to residents started making their choices and if someone opting for Phase Two and they have bigger family, are they going to move out of the estate or what is the solution. AE added there are confusion among residents due to how information has been given to them by officers and suggested all should read the manifesto and the local lettings policy for Tustin. Residents who are making their first move out of the two moves option will release some of these homes from Phase One once they make their second move and there are also some residents who will move out permanently which will make more homes available. Limitation is only for ground floor properties, there will be bigger properties on upper levels. OS informed every residents will have a home according to their needs at Tustin, residents have the choice of make one or two moves that best fit them. AE informed those residents moving off the estate, it is only the low rise at the moment and does not include the towers.

4.1.3 AE wanted to know who is dealing with leaseholders of the low-rise blocks. MT informed Ledbury and Tustin team. AE informed residents are not getting the information from the Ledbury team. **MT will cover the issue in the newsletter.** OS informed all the leaseholders in the low rises have been written to individually and they will have all the fine details soon once they are ready. **AE suggested to one point contact for this purpose so that there are no confusion.**

4.1.4 AE asked about any progress with sub-tenants of non-resident leaseholders and how the promises of re-housing them will be handled. MT informed he is in discussion with Housing team about setting a process and to ensure that what has been promised is getting delivered. Some of these residents need immediate re-housing so their work is progressing on a needs basis, SB has been also tasked with do some planning regarding this. **There will be more follow up in the future meetings.**

4.1.5 AE said it needs to be ensured that sub-tenants are not getting exploited due to the regeneration scheme and there should be a cut off point for officers to collate all the necessary information from those residents. MT will update in due course. AE also raised concerns that some officers have been telling adult children of tenants that they are not eligible for housing. MT will re-iterate with the team that adult children are eligible as long they are registered in the system. There is a technical problem with the system that only allows to be registered in one application, he is discussing with the Housing Needs team.

## 4.2 Manor Grove update

4.2.1 CJ informed first phase of refurbishment is due to start from late summer. Residents will be notified about the time scale.

4.2.2 AC wanted to know when the common area works will take place and the buying in option for freeholders. CJ informed common area works will take place at the end of each phase. There will be discussion with residents on how to do that in the best way. OS added Bouygues is working on costing of the refurbishment works and once the costing is done then that information will be used to look into what option freeholders can use if they wish to do so. This may happen by end of summer; no date has been set yet.

### 4.3 Design Guardian – Pulse and KCA

4.3.1 DR informed Design Guardian team is in place and the system in place where designs get uploaded in a shared signed system. ML (KCA) informed their role is to monitor design and construction according to what was agreed with residents and in planning. The team consist of KCA (architects), J Project (architects), a structural engineer, a civil engineer, a services engineer, and a landscape architects. The process is going well and has been reviewing some of the design as part of the process. Currently talking to LBS clerks of works who monitors construction quality and safety aspects and has been attending the site on regular basis. DR added there isn't any particular issue at this stage and process is going well. They are visiting site regularly and happy with Bouygues' site setup and how they are working. AE requested to have larger prints in face-to-face meeting as it was difficult to understand from small prints last time. DR will do.

### 5. Newsletter – LBS and Bouygues

5.1 MT informed it has been updated since the group received it. Information for the residents in the towers is covered, more information on the colour palettes, information on children's opportunity and information on the ballot has been added. AE informed developers across the road would like to put some information in the future newsletter as some of the settings have been changed and it would be good to residents know what is happening around their estate. MT added it is absolutely important to keep residents informed on a regular basis.

5.2 AH added the Easter Egg Hunt event for children will take place on 12<sup>th</sup> April 12pm-3pm near the TCA hall, if weather does not permit then it will be in the TCA hall. Lunch boxes for children and sandwiches for adults will be provided. This information has been added on the Bouygues newsletter, information displayed around the estate and there will be leaflets nearer to the time. AH added information about pre-employment courses for residents is in the newsletter. She is working with Southwark Skills Centre. There will be four of these courses with ten places available for each of the courses. Residents will get CS cards, Basic Construction Level 1, Health & Safety and Mental Awareness training. **AH requested residents to put forward another four residents to enable her to start the course.** LBS and Bouygues newsletters will be posted together.

### 6. Matters arising

6.1 (4.2.2) DR informed Bouygues will demolish the garages and will leave 1 metre to the garden wall to see whether it is safe or not. If it works, then there will be no need to set safety parameter going inside the residents garden. **Next meeting will have more update.** OS informed residents will lose the garden access (through back gates) from alleyway, these residents will be written with all the details soon.

6.1.1 AE informed residents who will lose the back gates asked to know about tree removal, one residents want to keep the tree and other do not want to. OS said these need to be assessed on case-by-case basis when the detailed refurbishment works are planned. The

approach is not to take out any tree unless it is necessary which has been applied throughout the design process.

6.2 (7.3) Matter resolved.

6.3 (7.5) Matter resolved.

6.4 (7.6) Joint meeting took place to improve residents footfall into drop-in-sessions and will be monitored continuously.

6.5 (7.7) Matter resolved.

## **7. AOB**

7.1 AC informed due to a number of development project is taking place around Tustin the road traffic has already worsen and whether LBS and TFL has any coherent plan in place to deal with the situation. OS informed a joint service has been put in place by LBS to work with all involved parties to address such issues.

7.2 AE welcomed DR and thanked Pulse for their consistent support.

7.3 AE extended a special thanks to MT who is leaving soon and have been working on the project since 2019. His support and guidance was much appreciated by the residents of Tustin. MT thanked the meeting and all the residents for their support and partnership works over the years. JP added MT will be sorely missed not only by residents but colleagues as well.

7.4 OS informed F.A.T Studio would like to attend the next drop-on-session. Meeting agreed.

**8. Date of next meeting: 13<sup>th</sup> April 2023.**