

Tustin Estate Project Group Meeting 8th June 2023, 6pm – Via Zoom and In Person at the TCA Hall.

Present:

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

LB Southwark: Cat Janman (CJ), Sarfraz Hussein (SH) Osama Shoush (OS), Sharon Burrell (SB), Andrew Johnson (AJ).

Bouygues and Link City: Andy Murfin (AM), Mariam Ayoola (MA),

ExA(Exterior Architecture): Tessa O'Donnell (TD)

KCA (Design Guardian): Michael Line (ML)

Pulse: David Robinson (DR)

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

1. Introductions

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

1.2 Apologies- Hema Vashi (HV).

2. Minutes of the last minutes –

2.1 JP went through minutes of the last meeting. Meeting approved the minutes as true records.

3. Action Tracker

3.1 JP informed this is a new agenda item. The tracker document will be held at Share Point and LBS, Pulse, Bouygues/Link City and Open Communities will have access to the file. This will be discussed in the weekly project meeting and will have action points to follow. Open Communities will be monitoring the tracker progress and the tracker will be presented at RPG meetings. There are five items on the tracker list at present. Any subject not covered in the matters arising will be added on the tracker or any other issues that residents want to add from RSG or estate walkabout or drop-in session.

3.1.1 Mirror Installation – due. MA informed it has been ordered and waiting for installation. **Action** – MA to update in next RSG.

3.1.2 Fly tipping and signs – due. SH informed additional signs will be installed in hotspots. There are further investigation into whether some place will need CCTV or not. **Action** - Works in progress **(SH/OS)**.

3.2 SH suggested to add 'month' tab at the bottom of the tracker file and then work month on month basis. OS will make further changes to the layout to make tracker document easier to use and report on. **Action – OS.**

3.3 AE expressed his satisfaction to see the tracker reporting started and hoped this will help to see the progress in a more organised way. AE said he is looking forward for issues like June target deadline for housing register to be on tracker. **Action** -Housing register deadline to be added to the tracker (**SH and OS**).

4. Link City/Bouygues update

Works Progress:

4.1 AM informed G1 (Heversham) hoardings are almost done. RC frames are on progress and works are on programme.

4.2 Block D (Manor Grove) ground works commenced, piling has been completed and hoarding will be installed once Manor Grove Road works are completed.

4.3 Block C (Ullswater House) piling has been completed and the rig has left the site. Ground works has commenced, and excavation works for crane bases started. Cranes are to be erected at the beginning and at the end of July.

4.4 Site offices and welfare units are to be installed soon. Ground floor and the fitout is ongoing. Ground floor will be welfare unit, level 1 will have sub-contractors offices and on top floor will be the Bouygues's staff. It will be ensured that there will not be any loitering on the stairs or around the hoarding.

4.5 AM shared time-lapse of the project with the meeting which covers up until mid-May.

4.6 AC requested the time-lapse link to be shared with public. Meeting had approved the sharing. AM will share the link.

4.7 SH asked how many operatives are on site daily on average and when will it have a surge in numbers. AM informed currently its 50 on average and will reach around 300 when fitouts will be carried out for Block G and Block D around Autumn next year, during next summer the number might be around 100.

Residents Engagement:

4.8 MA informed wording on the newsletter regarding 'there should be no works before 8am' is valid opposed to 'no works before 8am' due to the fact that there could be a need to carry out emergency works.

4.9 OHOB's job programme will take place 22nd June between 3pm-6pm. VR will be again included as it was very successful in the last drop-in.

4.10 JP asked what the new arrangement for 22nd June is due to moving the TCA meeting from 15th to 22nd at 6pm-8pm. OS informed the drop-in session of 22nd June will be shorter (5pm-6pm) and TCA meeting will start from 6pm. There will be separate event on 6th July (time will be confirmed later) that will not only cover Manor Grove landscaping but also the Manor Grove refurbishment works.

4.11 PK Asked AM to clarify the possibility of works on Saturdays. AD informed they do not intend to work on Saturdays, sometimes it will be required to work small scale e.g.,

tomorrow there will be crane maintenance work. In the future there will be need for small workforce presence on site to ensure the programme stays on track and this may start from towards the end of summer.

4.12 SB made query regarding sharing more meeting and event dates in the newsletter. MA informed there will be a videography and time capsule project soon. There will be a also summer fun day event for residents to enjoy.

4.13 SB asked when the coffee morning will start. MA said the office are in set up process and should be ready by beginning of July.

4.14 AJ offered to display newsletter and leaflet in the LBS notice boards. MA will send such information to AJ to put up in the LBS notice boards.

5. LBS update

Re-housing

5.1 SH informed they aim to complete the pre-allocation by end of June. Currently 116 households are being completed and aiming for 11 residents each week. This way it may take it to July to complete the task. Residents are engaging well and there is good flow of information including asking questions about design/layout/booklet and also making their colour choices.

5.2 OS informed at the end of the allocation process LBS will have the colour choices for every households. SH informed those residents who completed their allocation process before the colour palette was introduced will be contacted to make their choices.

5.3 AE said some residents are still not clear on many issues and getting conflicting information from certain officer/s. OS informed they are preparing a Q & A information pack for over 55s, a pack for leasehold issue and such information will be given to relevant residents group. AE reminded that towers priority comes after the low rise and this information must be re-iterated to all including the principles of Local Lettings priorities.

5.4 SN requested to put reminder on the next newsletter for residents to get registered who are eligible for register as soon as possible and call the team so that they get help in doing so. **Action** – for newsletters by SB/OS/SH.

Manor Grove

5.5 CJ informed they had a good meeting with residents on 25th May where architects presented their plan regarding the refurbishment works. This week residents have been written to contact Bouygues to make appointment for the surveyors to visit the homes to take internal measurements, so residents need to be present at the time of the visit to give access.

5.6 AC informed on 31st March he has reported cracks on his kitchen porch that appeared since the start of works. Pulse came to inspect and on 13th he received an email saying they could not access the condition surveys due to an IT issue. AC raised the issue that night in RPG meeting and provided separately his copy of the condition survey. Did not hear back

anything from Pulse and he resent his copy of the condition survey. On 19th May he received an email from Pulse informing it is unlikely the cracks appeared due to the vibration. AC then requested some information on that. There was an ad-hoc visit on May 15th (2nd inspection) and was told verbally that Pulse did not see the whole report at that point. So, the email opinion was issued without looking into full survey report. On June 3rd AC received another email with vibration information in April, AC reminded that he reported back in March.

5.7 AC also informed he had no further response since then, he had two inspections, email opinion issued by surveyor without looking into a complete vibration survey report and there has been incomplete information issued since then, it has been going on for 10 weeks. This is not inspiring confidence in him. He made two requests: all relevant information to be shared with him and RSG (including the full vibration report) and also request LBS to cover the cost of an independent surveyor to look into the matter. OS apologised for the experience AC having and will ensure it is properly resolved.

Exterior Architecture (for Pocket Parks) update

5.8 TD recapped the project that is looking to develop a pocket park on Old Kent Road near Grasmere Point. She has informed the meeting that residents have been consulted during drop-in session and presentation were made to this group. A temporary approach at this stage with flexibility for future adaptation with any public realm initiative for Old Kent Rd. Feedback received are varied and to some extent contradictory which is normal. There are various suggestion for soft landscaping, planting types, desire for colours, seating areas, concerns about ASB and the need for community involvement.

5.9 SH and AE wanted to know how residents were involved and whether residents in the towers are involved. TD informed she has two emails and about 8 or 9 residents expressed their views during consultation. OS informed the session was advertised to everybody and the session was open to everyone, then RPG had the proposal, and the proposal was discussed in length. It was a concern that residents who live directly close to the proposed park may not get involved that much so door knocking and letters were done to ensure they are aware of it.

5.10 AE said this park will become the gateway to the Tustin Estate and this is why wider residents of the estate need to get involved at this stage. OS said future promotion of events will ensure all residents are aware of such plan and be able to contribute, it was never the intention to consult with certain residents and not others. AE suggested to publish the plan on the newsletter to create a wider response from the residents.

5.11 TD presented options for the park for short and long terms that included hard vs soft surfacing, trees, planting options, opportunity for incorporating arts and the getting residents/school children involved, seating/furniture options ('Designer and Makers' week bench) and signage/ community board / ecological features. Some of the options can be installed at a later stage of the project and does not need to go in at Day 1 stage.

5.12 OS informed LBS will maintain the park in the long term, for short term it depends on whether the installer will carry out maintenance for shorter period of one or two years or even more. AE said main concerns includes vandalism, health and safety and anti-social behaviour and the impact on immediate neighbours (tower's residents). SH added this may also attract people from other estates who do not have such facility and footfall may over spill into the estate. OS informed it will not be as flat as it shows on the plan, there will be landscaping that will include slopes and shrubs and not much of flat grass area to congregate.

5.13 OS proposed the meeting to make progress with stage 1 (Day 1) option and once installed then the options for seating, colours, furniture will be explored further with residents to make final decision.

5.14 SH suggested to put the plan (Day 1) on the newsletter with few more information on tree option. TD will send the plan to SH/SB to incorporate in the newsletter. **Action** – TD to send the plan to SB for newsletter and once shared AJ will display the information on the notice boards.

Block Naming

5.15 CJ informed residents decided to stay with the current naming strategy for the new blocks which are the names of lakes in the lake district and towns in Cumbria. May drop-ins had a long list of names for residents to indicate their preference. A list of names to be sent out to RPG and CJ requested RSG to provide feedback. Once that is done then the aim is to put out a short list for voting. OS informed Bouygues need the names for phase 1 by 7th September. It will be helpful to have nine to twelve names for the blocks to choose from by start of August. The list that will be sent will have names in yellow indicating they are the current ones. Names need to be different then current names as two blocks cannot have same names; it is only possible at a later phase once old block/s with the same name discontinued.

Newsletter (LBS)

5.16 This has been discussed earlier. Newsletter production may get delayed by couple of days to allow Bouygues newsletter to accommodate few changes.

Newsletter (Bouygues)

5.17 SH will send comments to MA.

6. Matters arising

6.1 (3.1.3) Tree pruning - CJ has contacted with tree team and waiting for further information.

6.2 (3.1.6) More residents involvement at weekly estate walkabout – OS informed Paulette and Lee has joined recently; it is in progress.

6.3 (3.2.1) Larger fonts for Bouygues' newsletter and information page on the notice and the working hours – MA informed earlier that she is addressing it in the new issue. OS

added working hours are in the notice boards, and he will check whether the Accessibility Standard has been sent to Bouygues.

6.4 (3.2.1) Snap frame at Kentmere came off – MA confirmed it has been fixed.

6.5 (4.2.3) AC's request for Pulse visit – addressed earlier and on-going.

6.6 (4.3.6) Pocket Parks maintenance – OS informed parks maintenance team are aware of this new project and are involved in the internal meetings. They will be maintaining all.

6.7 (4.4.2) Missing URL link in the job placement advertisement - ML confirmed it has been resolved. The deadline is now reached and KCA is in the process of interviewing candidates.

6.8 (5.2.1) Accessibility Standards – SH informed it will be soon as they are chasing the relevant department for full details.

6.9 (6.5) CCTV and related signs – OS informed discussion taken place around all relevant signs and what needs to be done. AE also reminded about importance of CCTV to be incorporated in phase one. Further discussion to take place with all relevant parties including Bouygues and architects. OS informed there are two parts of this work that includes short-term fixing and then for long term a CCTV plan will be discussed with residents.

7. Issues, concerns and feedback from residents

7.1 AE informed there was a Police meeting last week and they have been requested to increase their estate petrol and also for Ledbury. Projects surrounding the area having squatting problem, even Manor Grove had one case and it has been dealt with.

7.2 AC requested to add motorbike/mopeds/electric bikes issues and the need for related signs into the Tracker document as he has already requested in previous meetings. OS agreed to add this to the Tracker and informed it will be part of wider actions of other various signs/cctv that was discussed earlier.

8. AOB

8.1 OS informed last week the over 55 trip took place at Aylesbury Estate, residents provided some positive feedback. Photos were taken and these will be **shared with residents later in the form of a leaflet/booklet.**

8.2 CJ reminded that there is a residents leaseholders meeting next Tuesday 13th, 6pm-8pm in the TCA Hall. SB is ringing around, and the residents were requested to share the information with their neighbours.

8.3 JP requested an update on the GLA visit on 13th June. OS requested anyone interested to join on the day should let know the LBS team. The visit is planned to start at 3:30pm. OS informed Bouygues need to know of shoe sizes in advance to arrange necessary PPE.

8.4 JP reminded all that 15th June TCA meeting has been moved to 22nd June 6pm.

8.5 JP and OS thanked AC for re-setting tonight's meeting on Teams.