

Elmington Resident Steering Group

on

Monday 12th November 2012, .6.15pm –
8.15pm

at

Owgan Close, Benhill Road, London SE5

Attended by

Southwark Council

Claudette Morris
(minutes)
Noel Ene
Loretta Aniemeka

Members

Mary Bassett (chair)
Nick Farr
Pat Farr
Mrs A Delano-Seal
Neal Purvis

Estate Regeneration Team
Estate Regeneration Team
Resident Services Officer
Resident Services Officer
Project Manager Major Works

2 Houseman Way
2 Houseman Way
68 Lomond Grove
68 Lomond Grove
Open Communities

Apologies

- Cllr. Veronica Ward
- Cllr. Dora Dixon-Fyle
- Cllr The Right Reverend Emmanuel Oyewole
- Cllr. Ian Wingfield
- Edith Fekarurhobo
- Donna Mallon
- Sharon Shadbolt
- Daniel Ukaegbu

Item		Action
1.	<p>Review of Minutes and Matters Arising</p> <p>Accurate account of the minutes was recorded on the 10th September 2012.</p> <p>Matters arising:</p> <p>No matters arising for the last minutes.</p>	
2.	<p>Site A & B update</p> <p>NHHG have good news to report. They have now agreed to appoint Ardmore Construction Ltd to carry out the building contract on Edmund St.</p> <p>They are happy with Ardmore appointment as they have an excellent track record of delivering high quality developments in inner city locations.</p> <p>NHHG will be tying up paperwork over the next few days; activity on site</p>	

	<p>should be soon.</p> <p>The new development manager is happy to arrange a meeting with the RSG to brief you on the construction programme and logistics. CM will contact Ed to organise this for the January meeting.</p>																																				
3.	<p>Sites C, D, E and G update</p> <p>The report went to committee in October 12 where the meeting agreed the order to compulsory purchase leasehold interest on the estate. The final stage of this process is taking the matter to the courts ratifying the Councils decision.</p> <p>Neal asked when leaseholders will receive notification of the CPO. They will receive a letter shortly of the cabinet approval.</p>																																				
4.	<p>Response to questions raised by the RSG after their one on one meeting with Neal. This is a shorten version of the questions raised.</p> <p><u>Q: Update on negotiations with FM and the refiguring the number proposed.</u> Their bid complies with the Councils policy providing 35% habitable rooms across all four sites. Overall the size and number will not reduce.</p> <p><u>Q: The RSG would like to visit recent developments in the area completed by FM.</u> This would be possible but nearer the time and when the Council have them fully on board.</p> <p><u>Q: Who's taking the risk on sites C, D ,E & G unlike NHHG on sites A & B.</u> Bellway have the financial stability to deliver the homes entering into contract with FM who will take on the social units being developed by Bellway. The acquisition will be funded by Bellway, of which FM have an allocation from HCA (Homes and Communities Agency) for the social housing.</p> <p><u>Q: forthcoming supply update.</u> An update was provided to the group but not retained. New supply over the next three years will account for 1339 units, 2012 to 2015. This is the table of units on sites A & B Edmund Street.</p> <table border="1"> <thead> <tr> <th>1 bed</th> <th>2 bed</th> <th>3 bed</th> <th>4 bed</th> <th>5 bed</th> <th>tenure</th> <th>completion</th> </tr> </thead> <tbody> <tr> <td>22</td> <td>14</td> <td>7</td> <td>1</td> <td>0</td> <td>Aff. Rent</td> <td>Oct - 2015</td> </tr> <tr> <td>96</td> <td>34</td> <td>53</td> <td>9</td> <td>0</td> <td>Mkt. Sale</td> <td>Oct - 2015</td> </tr> <tr> <td>120</td> <td>48</td> <td>64</td> <td>8</td> <td>0</td> <td>SO</td> <td>Oct - 2015</td> </tr> <tr> <td>41</td> <td>0</td> <td>0</td> <td>39</td> <td>2</td> <td>Social Rent</td> <td>Oct - 2015</td> </tr> </tbody> </table> <p>Note the completion date is beyond mar 15 the reason for this information not being included on the original supply sheet.</p> <p>There are a further 7 sites ringfenced to Heygate clients, completing from Dec 12 until Jan 15. All these developments are in the north of the</p>	1 bed	2 bed	3 bed	4 bed	5 bed	tenure	completion	22	14	7	1	0	Aff. Rent	Oct - 2015	96	34	53	9	0	Mkt. Sale	Oct - 2015	120	48	64	8	0	SO	Oct - 2015	41	0	0	39	2	Social Rent	Oct - 2015	
1 bed	2 bed	3 bed	4 bed	5 bed	tenure	completion																															
22	14	7	1	0	Aff. Rent	Oct - 2015																															
96	34	53	9	0	Mkt. Sale	Oct - 2015																															
120	48	64	8	0	SO	Oct - 2015																															
41	0	0	39	2	Social Rent	Oct - 2015																															

	<p>borough.</p> <p><u>Q: rumours that band 4 status to be removed from the housing register.</u> This is not confirmed as yet and may be the result of the Allocations review and the future of lettings in Southwark. The Housing commission review; their finding relates to the sale of housing to reduce stock levels.</p> <p><u>Q: number of tenants and leaseholders rehoused to be updated in the decant report.</u> The information was included in the update.</p> <p><u>Q:Cllr Ward,</u> sent her apologies for the meeting but has pencilled in the date of the December meeting.</p>	
5.	<p>Benhill Road Nature Garden</p> <p>The Open day organised on the 3rd, nobody from the estate attended. Family and Bellway turned up; we discussed the future of the nature garden and their interest in its development.</p> <p>The school have finally given their approval to erect the sculpture on the hall wall facing the garden. Tenders will be going out to prepare and erect the mural shortly. All being well this could start sometime in March 2013.</p>	
6.	<p>Rehousing Update & Decants</p> <p>Information attached.</p>	
7.	<p>Refurb update</p> <p>An order has been issued to Apollo. Site set-up has commenced and they are due to commence the scaffolding at Drayton House 13/11 and residents have been notified.</p> <p>A pre-start meeting for all residents was held on 25th October 2012 to introduce the project team.</p> <p>There is a resident's project team specifically for Drayton & Langland and they will be invited to fortnightly site meetings. Apollo will also be producing a monthly newsletter to keep residents up to date on works progress.</p>	
8.	<p>A.O.B</p> <p>Further of RSG meetings. CM suggested winding up the group presenting updates on the Poets corner and the Elmington T&RA meetings. The group disagreed for logistical reasons. The RSG agreed to cancel the December meeting and hold a meeting in</p>	

	<p>January at the housing office. Neal will round –up more residents to attend from the decant sites. Hours to be agreed for the task. CM will send invites to NHHG and FM & Bellway to attend with updates.</p> <p>Mr Farr raised the case of a neighbour in Broome, Loretta responded, the matter has been resolved with the client.</p>	
9.	Date of next meeting - 14 January 2013	

DRAFT