

Elmington Resident Steering Group

on

Monday 10th September 2012, .6.15pm –
8.15pm

at

Owgan Close, Benhill Road, London SE5

Attended by

Southwark Council

Claudette Morris
(minutes)
Noel Ene
Loretta Aniemeka
Sharon Shadbolt

Members

Mary Bassett (chair)
Nick Farr
Pat Farr

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

2 Houseman Way
68 Lomond Grove
68 Lomond Grove

Apologies

- Cllr. Veronica Ward
- Cllr. Dora Dixon-Fyle
- Cllr The Right Reverend Emmanuel Oyewole
- Cllr. Ian Wingfield
- Edith Fekarurhobo
- Donna Mallon
- Mrs A Delano-Seal
- Daniel Ukaegbu

Item		Action
1.	<p>Review of Minutes and Matters Arising</p> <p>Accurate account of the minutes was recorded on the 13 August 2012.</p> <p>Matters arising:</p> <p>No matters arising for the last minutes.</p>	
2.	<p>Site A & B update</p> <p>Fly tipping was reported to NHHG. The contractor after appointment will remove and re-secure the hoarding.</p> <p>Interviews held in July are now complete. The RSG was invited and received questions from Neal Purvis. 5 Contractors gave a good response; they have resident liaison officers working in the community dealing with resident issues.</p> <p>NHHG scored the contractors marking out of 20 scoring was between 13 to 16; overall price and breakdown costs. NHHG were sifting through bids for accuracy, it's an ongoing review before they nominate the contractor. NHHG estimate start on site around Feb 2013.</p>	

	<p>The question of local employment opportunities; this is set in stone with Southwark through the contract. NHHG referenced in their bid to support apprenticeship scheme.</p>	
3.	<p>Sites C, D, E and G update</p> <p>Family indicated they may attend October RSG meeting but will confirm nearer the time.</p> <p>A report is currently being drafted to obtain approval for CPOs (Compulsory Purchase Orders), to buy back leasehold properties. A Report will go to Cabinet in October 2012.</p>	
4.	<p>Benhill Road Nature Garden</p> <p>Open day to be agreed with the RSG. Still seeking approval from the school about erecting the mural.</p>	
5.	<p>Rehousing Update & Decants</p> <p>Site D Benhill Road – 30 units 20 tenants 10 leaseholders No leaseholders decanted 14 tenants rehoused 6 tenants to be rehoused 10 re-let by temporary accommodation 4 properties secured against squatting</p> <p>Site E – Houseman Way and Benhill Road (odd numbers) – 60 units 51 tenants 9 leaseholders No leaseholders decanted All tenants registered 26 tenants rehoused 21 tenants to be rehoused 22 re-let by temporary accommodation</p> <p>Site G – Broom Way, Lomond Grove & Flecker House – 54 units 42 tenants 12 leaseholders 1 leaseholder completion 29 tenants registered 13 tenants outstanding to be registered 2 tenants rehoused outside the scheme 38 tenants to be rehoused 1 property squatted, now repossession</p> <p>CM informed the group that property section will be concentrating on site</p>	

	<p>D leaseholders as per the programme.</p> <p>Action Point: 1 CM to contact Sharon Shadbolt for an update on the refurb blocks to be presented at the next RSG.</p>	
6.	<p>Refurb update</p> <p>Refurbished blocks are now in defects until 29 March 2013. Langland and Drayton section 20 issued on Friday 7th September; the bills are very high. Now organising leasehold meetings during the 30 day observation period ending 10 October 2012, to carryout statutory consultation.</p> <p>Programme is still scheduled to start on site at the end of October 2012. 34 week contact completing Jun 2013.</p> <p>Questions were being raised but discussions on this matter were best left to the leaseholder meetings being scheduled. Leaseholder will have option to pay, elderly can place the charge on the property, when the property is sold the Council will recover the charge.</p> <p>Asbestos is present in units but it is not considered hazardous unless disturb, the Council is not legally obligated to remove asbestos.</p>	
	<p>A.O.B</p> <p>No further information.</p>	
9.	<p>Date of next meeting - 8th October 2012</p>	