

# Elmington Resident Steering Group

on

Monday 9<sup>th</sup> July 2012, .615pm – 8.15pm

at

Owgan Close, Benhill Road, London SE5

## Attended by

### Southwark Council

Cllr. Veronica Ward  
 Claudette Morris  
 Donna Mallon (minutes)  
 Noel Ene  
 Loretta Aniemeka

Member for Regeneration  
 Estate Regeneration Team  
 Estate Regeneration Team  
 Resident Services Officer South Area  
 Resident Services Officer South Area

### Members

Nick Farr  
 Pat Farr  
 Mrs A Delano-Seal  
 K Collins

68 Lomond Grove  
 68 Lomond Grove  
 5 Houseman Way  
 1 Broome Way

### Tenants Friend

Neal Purvis (Chair)

Open Communities (ITA)

## Apologies

- Cllr. Dora Dixon-Fyle
- Cllr The Right Reverend Emmanuel Oyewole
- Cllr. Ian Wingfield
- Sharon Shadbolt
- Mary Bassett
- Edith Fekaruraobo

Item		Action
1.	<p><b>Review of Minutes and Matters Arising</b></p> <p>Accurate account of the minutes was recorded</p> <p><b>Matters arising:</b></p> <p>NHHT offered the RSG steering group an opportunity to input into the specification for the development of social units on sites A&amp;B. Sharon Dawes will be attending on behalf of the RSG, there's an open day on 24<sup>th</sup> July 2012.</p> <p><b>Equalities Impact Assessment:</b></p> <p>CM confirmed that the EIA was reviewed and the findings were, that there were no adverse effects when compared with like for like schemes regeneration schemes in the borough</p> <p>The review will take account the six protected characteristics of the equality assessment: age, gender, sexual orientation, race, religion and disability. Prior to submitting the final cabinet report an EIA was carried out on the policy being submitted before cabinet. The assessment</p>	

	<p>demonstrates how the Council has mitigated the impact of the scheme on the six protected characteristics of the EIA. Of particular concern the adult re-housing; this has been demonstrated by considering each case on an individual basis and of the 4 four cases submitted two have been agreed and two have been rejected.</p> <p>There are no adverse affects of the policy to regenerate Elmington estate on the six protected characteristics.</p>	
<b>2.</b>	<p><b>Land Sale and Cabinet Report</b></p> <p>The report to Cabinet has now been prepared and will be presented to the Cabinet on 17<sup>th</sup> July 2012. It has been decided that the CPO (compulsory purchase order) report will go to Cabinet in September 2012.</p> <p>NP asked when the RSG steering group will be able to find out further details regarding the report.</p> <p>CM confirmed that the council will be recommending Family Mosaic and Bellway as the preferred developer; this is in the Cabinet report which will be available to the public on Southwark's website from midnight 9<sup>th</sup> July. Copies will be provided to RSG steering group.</p>	
<b>3.</b>	<p><b>Benhill Road Nature Garden</b></p> <p>CM reported that things are progressing well, Family Mosaic are looking to have an input in the project. The deputy head teacher, Fiona O'Malley is happy with the plans so far and would like the school's interest to be represented and have confirmed a provisional yes to the Council proposal. CM doesn't envisage any issues with the school agreeing to the works; we are awaiting confirmation from children services on our proposal which is underway.</p> <p>CM is hopeful that the tenders can go out before the end of July 2012. It is estimated that it will take one month to select a contractor for which, the RSG steering group and the school will be involving in selecting a contractor.</p>	
<b>4.</b>	<p><b>Works to Drayton and Langland House</b></p> <p>Surveys to the above blocks have been completed and a draft scope of the works has been drawn up based on these surveys.</p> <p>As previously agreed (subject to surveys) the works to these blocks were to be to the same standard as Proctor, Flatman and Brisbane Street rather than to the current Warm, Dry and Safe standard for current investment works.</p> <p>The surveys that have been undertaken have indicated that the following general works will be required to the external/communal areas of the</p>	

	<p>blocks:</p> <ul style="list-style-type: none"> <li>Asbestos removal</li> <li>Window and cladding renewal</li> <li>Roof renewals</li> <li>Concrete repairs</li> <li>Front entrance door renewals/upgrades</li> <li>Electrical upgrades/renewals</li> <li>Communal and external decorations</li> </ul> <p>General works to tenanted dwellings will include (subject to individual surveys to assess need):</p> <p>Kitchen</p> <ul style="list-style-type: none"> <li>Electrical rewiring</li> <li>Bathroom component renewal (i.e. bath, whb or wc if it was old and in poor condition)</li> <li>Heating/boiler upgrades</li> </ul> <p>Consultation</p> <ul style="list-style-type: none"> <li>• A resident drop-in consultation session was held on 28<sup>th</sup> May 2012.</li> <li>• A Resident Project Team (RPT) meeting was held on 28<sup>th</sup> June 2012.</li> <li>• A second resident drop-in session has been arranged for 10<sup>th</sup> July 2012.</li> <li>• A second RPT meeting is to be arranged for 2/c 16<sup>th</sup> or 23<sup>rd</sup> August 2012.</li> <li>• When the section 20 notices are issued to leaseholders, a consultation event will be arranged during the observation period for leaseholders.</li> </ul> <p>Programme</p> <p>We are currently aiming to agree the scope of works by the end of July to enable the section 20 notices to be issued in early August. Subject to ensuring all observations are responded to from leaseholders we would hope to be in a position to start on site in October 2012.</p> <p>We are currently proposing a 34 week contract period.</p>	
<p><b>5.</b></p>	<p><b>Rehousing Update &amp; Decants</b></p> <ul style="list-style-type: none"> <li>• Registrations on Site D</li> <li>• Registrations on Site E</li> <li>• Registrations on Site G</li> <li>• Households rehoused from site D</li> <li>• Households rehoused from site E</li> <li>• Up date on leasehold acquisition</li> </ul>	

	<p>Registrations on site D – all households have been registered.  14 tenants have been rehoused  6 tenants to be rehoused.  10 leaseholders – no updates available</p> <p>51 tenants have been registered for site E  2 outstanding to be registered  23 tenants have been rehoused  28 tenants to be rehoused  9 leaseholder – no updates available</p> <p>25 tenants have been registered for site G  17 tenants outstanding to be registered on site G  3 tenant rehoused(outside the scheme)  38 tenants to be rehoused  12 leaseholders – not updates available.</p> <p>NP will pass on a copy of the summary lettings policy to the RSG steering group members.</p> <p>A letter of response from the council has been sent to the RSG members regarding rehousing adult children.</p> <p>Mr &amp; Mrs Farr asked when Marcus Mayne was going to contact them concerning the valuation of their property.</p> <p>CM advised Mr &amp; Mrs Farr the she will speak to Marcus Mayne and asked him to contact them directly.</p> <p>CM also mentioned that the Property department will be concentrating on site D leaseholders at the present time; this is because it was the first block to go live in terms of decanting.</p>	
	<p>NP stated that this is his last RSG meeting as his role will be winding down as now; his final day is the 31<sup>st</sup> July 2012.</p> <p>Mr Farr said he was concerned that Neal services was being wound down and felt that this services should remain to continue the support of leaseholders and Tenants.</p> <p>Cllr Ward said that she would discuss this with Cllr Wingfield.</p>	
9.	<b>Date of next meeting</b> - 13 <sup>th</sup> August 2012	