

**Tustin Estate Project Group Meeting  
Thursday 10 September 2020 by Zoom**

Present	Present
Amelia Leeson, Bowness	Francis Phillip, Ambleside
Andrew Eke, Grasmere	David Hills, Common Ground
Paulette Kelly, Kentmere House	Mike Tyrrell, Southwark Council
Sandra Francis (for Mary Peterson), Manor Grove	Neil Kirby, Southwark Council
Juliette Wodzicki, Manor Grove	Sophie Hall-Thompson, Southwark Council
Oneplus Unknown	Neal Purvis, Open Communities
Kelsey Mann, Heversham	Athlyn Cathcart-Keays, Open Communities (mins)
Maria Palumbo, Manor Grove	

**Apologies for Absence**

- Angie Chagger
- Keith Malyon

**1. Minutes of the Estate Project Team meeting of 13 August**

The minutes of the Meeting were agreed as accurate.

**2. Resident engagement plan**

2.1. Andrew - an apology should be made for the notes not being shared ahead of the meeting

2.2. Apologies from Mike – any changes from last month should be highlighted. Mike briefly talks through estate engagement plan – document has now been shared.

**2.3.** Updates to the Engagement Plan included a letter to residents explaining the whittling down process, a video and the specialist studies, along with other consultation material had been uploaded to the Tustin website., an Online

Design Webinar on 16 September, and a meeting with Manor Grove Residents on 21 September.

**3. LBS progress on contacting individual residents and issues raised**

3.1. More than 50% residents have been contacted in the 4th round of telephone contact

**4. September draft newsletter**

4.1. Mike : Details of the webinar will go to print tomorrow. If information about the ranking has not been received, please contact Mike Tyrrell. A short video has been produce about the option, along with info on the voting system

4.2. Sophie: The video is now up on the website

4.3. Neal P: There have been changes around the ballot box. What has happened and why?

4.4. Sophie: The ballot box has now been moved to the Nisa store at 811 Old Kent Road, and not Kings Flavour at 813. All other ways of submitting your ballot paper are still available.

4.5. Paulette: Is the ballot box going to be signposted – didn't see it in Nisa today.?

4.6. Sophie: **ACTION: poster will be put on the door of Nisa tomorrow. LBS to write to residents about the location of the Ballot Box.**

**5. Report on Social Value**

5.1. David H: Plans have had to be reinterpreted due to Covid. The website that Resolve is preparing will become a long term tool to structure ongoing engagement for residents going forward. This will give a forum for residents to continue their engagement beyond the vote. There was an expectation to work on coordinating physical events – these will no longer happen. Meron will be curating the website for residents, and continuing to bring in regular feedback. The website will become the 'digital garden'. Website will hold information on local creative businesses. Cafe cart will be readopted by the community. Instead of a physical skills-training workshop, the website will host this information about local skills sharing. Essentially, all creative and in-person events will not be possible, and the website will act in its place

5.2. Paulette: How is contact is going to be made by Meron?

5.3. David: Through Resolve.

5.4. Paulette: How digital sharing and other things will work. Will the physical garden happen?

5.5. David: It's not to take away the real garden, but that engagement sessions will not take place there. When Seth is back tomorrow, David will pick this up.

Protocols may prohibit people using the garden for meetings. It will still exist for residents, but engagement may not be able to happen there

- 5.6. Sophie H-T: We're in dialogue about using the garden again. We will use the website to continue the consultation there and would like to build this over the next few years. Everything being digital is not going to appeal to everybody – we are working with people to improve digital skills
- 5.7. Neil K: In terms of physical meeting up, if risk assessments can be done for 6 people, we should be able to agree on this.
- 5.8. Neal P: It would be useful to have an update in a few months about progress on social value including Meron's role, what's digital, what's in person, and what's a mixture. **ACTION: David to update on Social Value in December 2020.**
- 5.9. Andrew: All age ranges need to be considered to make the social value work successful. There are a lot of elderly people who need to get digitally skilled, and there's a worry that they are being pushed aside. The council needs to carry out a risk assessment / health and safety report immediately to allow activities to take place now. The TCA is struggling to arrange events in the TA hall because there's a lack of communication around risk assessments.
- 5.10. Neil K: Happy to take that up and to find a way to resolve this **ACTION: Neil K to take on responsibility for risk assessments for TCA Hall and other engagement options.**

## **6. Report from Block Meetings**

- 6.1. Neal: Minutes from all block meetings have been distributed to all residents across the estate. This has generated other questions from residents. For example people are asking about the design features for the Over 55s block. There's an opportunity to work with more residents on what the block would look like
- 6.2. Neal P: More questions on valuations. Is there any intention on whether you would do any valuation work before the final option in February?
- 6.3. Neil K: Happy talking to individuals at any point about their particular circumstances, including anyone who's interested in selling now, which would lead to an evaluation being produced. It's market dependent, so we don't want a list of market values being circulated, as they're subject to change. We can look at the values in the area and comparables elsewhere, but this is at an individual level
- 6.4. Neal P: Land Registry info is publicly available, and can be shared to those who ask for it

- 6.5. Francis: Some people still don't really understand what's going on and what will take place.
- 6.6. Neal P: One of the things Open Communities have been doing is one-on-one sessions with residents on their doorsteps. If you know of anyone who is unsure, please let Open Communities know
- 6.7. Neil K: Have a look at the video. The intention is to make it as straightforward as possible, to explain the pack

## **7. Matters arising from meeting 13 August**

- 7.1. (3.1) Setting out cost implications for costs for 2 or 3. **ACTION: Mike to resend to Amelia.**
- 7.2. (3.3) Question to Juliette, Mike was to respond – Completed
- 7.3. (3.4) Request for email copy of consultation material, and these have been sent out
- 7.4. (3.5) Andrew asked that the leasehold costings should be sent to tenants as well as leaseholders so everyone knows the cost of the options – This is on page 30 of the information booklet on Options. The booklet gives the costs for each block and how much the costs of option one are
- 7.5. Question about shared ownership, shared equity and equity loan contracts – Neal sent out a copy of all leaseholders/freeholders he has email addresses for, and has provided a table with the differences between each agreement. **ACTION: Neil K to provide an equity loan agreement for Freehold.**
- 7.6. (5.4) Neal to check prices for new build homes for sale from the viability model and circulate relevant estimates to homeowners – Completed
- 7.7. (7.5) Request for translation – Completed. Send requests to Mike individually
- 7.8. (7.7) Closing dates – Completed. Document now complete and people have had it through their doors
- 7.9. (8.4) Tenure split – Completed. Under each option how many homes will be council etc. Sophie circulated a breakdown by option 6.8.20.
- 7.10. (8.6) Bowness Floor plan – Completed.
- 7.11. (8.9) Cost benefit analysis amendments on environmental sustainability – Documents have been uploaded to website, and have been updated to provide more information and clarity
- 7.12. **ACTION: Neal P to send out link of video and where specialist reports are located on website**
- 7.13. (9.2) Outstanding issues from homeowners' meeting – Southwark have circulated responses by email.

## **8. AOB**

- 8.1. Neil K: Slight delay in putting out the options information pack as we needed confirmation from the school regarding the proposals. School is happy, so pack is out.
- 8.2. Juliette: Looking at the brochure, what are all the pink round numbers about all the options? There is no reference to explain what this means. – Addressed in meeting by Sophie. Number refer to building storey height
- 8.3. Juliette: Concerned about the density of the different options – **ACTION: Neal P to organise time to talk through options**
- 8.4. Neil K: The webinar on 16 September will be about the design issues.
- 8.5. Maria P: Also interested in density. I don't think a private conversation would help – on the estate we're all interested, it was in the manifesto and we don't have an answer about that. We don't understand how the parking spaces are not going to change.
- 8.6. Neil K: Once there's a chosen option and between the end of November, this will be developed in more detail. LBS and Common Ground will improve how the option is presented so people understand it better. This will include the elements around the school, public realm, commitments to parking, walking around the estate. It's a council commitment to not have any reduction on parking. Anything we can clarify on the design we will, so people have all the information needed.
- 8.7. Amelia L: Asked what will happen to Ullswater House
- 8.8. Neil K: See page 9 of the brochure on paragraph 4. Waiting for the final option before making decisions. If it moves forward for a redevelopment option, we need to wait until we get a final option, then we'll create proposals for Ullswater House.
- 8.9. Andrew: Ullswater is not part of the estate at the moment as it's being run by temporary accommodation. It's only being included because of this in the consultation.
- 8.10. Maria: Regarding the document sent about the average price of houses and build cost. Neal P: **ACTION: Will look at final versions of specialist reports**. There is info in the public domain around valuation of homes that have been sold in the last couple of years on the land registry.
- 8.11. Juliette: You have to vote according to your preference, and there's a box to comment on your preference. Is this an obligation?
- 8.12. Neal: No, this is optional. It was added because residents asked for it to be there
- 8.13. Andrew: How soon can the Resolve website be set up?

- 8.14. David H / Sophie: Hoping it was going to be up today. It's ready and finished, but will still be an evolving project for a month or two. It's going to have an ability for a call out for people to get involved with certain aspects by next week.
- 8.15. Andrew: Take up of training offers have been very low. Hopefully the coffee cart can be used as advertising. The TRA are pleased it is a work in progress and can evolve.

**9. Next meeting - Thursday 8 October 2020**