

Tustin Estate Project Team Meeting

Thursday 11 March 2021 by Zoom

MINUTES

Present	Initials	Present	Initials
Abdul Oshodi	AO	Mike Tyrell (Southwark Council)	MT
Amelia Leeson	AL	Neil Kirby (Southwark Council)	NK
Andrew Eke	AE	Olive Green (Southwark Council)	OG
Andy Chaggar	AC	Sharon Burrell (Southwark Council)	SB
Betty Thompson	BT	Sophie Hall-Thompson (Southwark Council)	SHT
Juliette Wodzicki	JW	Cllr Stephanie Cryan (Southwark Council)	SC
Patrick McDermott	PM	Modupe Somoye (Southwark Council)	MS
Paulette Kelly	PK	Seth Scarfe-Smith (Common Grounds)	SSS
		Neal Purvis (Open Communities)	NP
		Ian Simpson (Open Communities)	IS

1. Introductions and apologies

- 1.1. Neal took the Chair and asked everyone to introduce themselves.
- 1.2. Cllr Cryan is now Southwark's Cabinet Member for Council Housing. She said she is looking forward to working with Tustin residents.
- 1.3. Apologies were received from Francis Phillip.

2. Minutes of the TEPG meeting of 11 February

- 2.1. The Minutes were agreed as accurate.

3. Southwark Council Update

- 3.1. Neil announced the results of the ballot: 86.6% of votes were in favour of the redevelopment proposal while 14.4% were against it. Turnout was 64% of eligible voters.
- 3.2. The result will be publicised in a resident newsletter to be delivered tomorrow. It will also be circulated to councillors and MP and be reported to the July Council Cabinet Meeting.
- 3.3. Andrew thanked Council officers and Common Grounds staff for their hard work before and during the ballot, as well as all the residents who had taken part.
- 3.4. Neil said the total cost of the project, including demolition, building the new homes (including those for sale) and school, and the refurbishment will be £290 million.
- 3.5. Southwark is exploring possible GLA grant of around £20 million to build 200 social rented homes. Any grant will be dependent on work starting by September 2022.

- 3.6. Andrew asked if there was any scope to reduce costs without compromising quality? Neil thought there could be cost savings in combining the Manor Grove refurbishment and the redevelopment into a single project with one contractor. Cllr Cryan felt this might make it easier to run the two pieces of work side-by-side.
- 3.7. The council will need to procure a design team in the summer, and afterwards a contractor to do the work. Neil said residents will be involved in these selections.
- 3.8. The target is to submit a planning application by February 2022.
- 3.9. The design work will address key principles such as maximising dual aspect homes, better heating systems, green construction methods and Secured by Design.
- 3.10. Sophie suggested a Design sub-group to examine and shape the Design Brief. It should be as representative of the estate as possible, and recruitment could include flyers and newsletters. Andy expressed interest in becoming a member. **ACTION: ask interested neighbours to contact Sophie or Neal (all members). Neal to organise meeting for RPG members and other residents on process and content of a planning application.**
- 3.11. Neil said the Southwark Standard would be a basis for early discussions with tenants in Manor Grove on what the refurbishment would include. The contractor may also be willing to offer some elements of work to homeowners.
- 3.12. Andrew said standards should at least match those in the refurbishment of the three towers. Neil thought early discussions with towers residents on their experience of refurbishment would be useful. **ACTION: Neil to raise this with Sylvester Hylton from LBS Asset Management (Neil).**
- 3.13. Sophie noted such a large project has potential for considerable social value including jobs, training and opportunities for young people. Features could include apprenticeships, a commitment to the London Living Wage and a range of health and well-being initiatives. She stressed the importance of residents saying what they see as the key social value outcomes, which can then be included in contracts.
- 3.14. Other examples of social value could include a café on the estate, internships offered by local businesses etc. Employment and training should include areas such as retail and the environment, not just construction. Andy said his own charity may be able to support young people into employment.
- 3.15. Some information on community needs will have been included in the Equalities Impact Assessment, and this can also be explored during the housing needs survey and other staff contacts.
- 3.16. Paulette raised concerns about engaging residents early enough in the process for them to be able to take advantage of the opportunities available. Sophie replied that the website, and the next stage of design work would help to identify and develop the information across the estate.
- 3.17. It is important that social value initiatives work with, rather than duplicate, existing projects such as Southwark Works (<https://southwarkworks.com>) and the Surrey Quay schemes. Initiatives need to be well-publicised, including peer-to-peer recommendation by word of mouth as well as the Tustin website. **ACTION: produce**

a second newsletter in March giving more detail on social value and employment opportunities ([Mike](#)).

4. Resident Engagement Plan

- 4.1. Following the ballot result, Mike will now develop a more detailed engagement plan for the period up to the start of work in September 2022. Neal suggested this should include Covid-compliant methods in case restrictions remain longer than expected.
- 4.2. There will be an estate-wide Zoom meeting on **Wednesday 7 April** at 6.00 p.m.
Joining here
<https://us02web.zoom.us/j/85448640686?pwd=QVBQNjcrUWJITG1NSWhyb2ZnQWZSQTO9>
- 4.3. Seth and Sophie are working to make the Tustin website (<https://tustin.estate>) clearer and more accessible, with community champions taking greater ownership of updating and maintenance of the material on it.

5. Block meetings

- 5.1. Neal gave a brief report of the issues that had been raised at the block meetings. All questions raised had been collated and the Council had responded to them in a newsletter distributed across the estate.

6. Old Kent Road Area Action Plan

- 6.1. Colin Wilson said consultation on the latest revision of the Plan will continue to Monday 10 May. The updated Plan is online at <https://oldkentroad.org.uk/okraap20> and a hard copy can be sent out if requested.
- 6.2. Changes include two Underground station sites (at Tesco and Toys'r'Us), reduced tall building heights, more open and public space, more advice on business uses, a policy to retain existing parking on redevelopment schemes and a climate change commitment that includes district heating and lower CO² emissions. Colin added that around 400 affordable homes are being developed in the area.
- 6.3. Andrew suggested the 100-metre proximity policy for neighbour consultation be relaxed. Colin explained that the council is reviewing constitutional arrangements for the Planning committee, including the definition of a local resident.
- 6.4. When consultation on the revised Plan has been completed, the OKR Team will make any further revisions to the Plan before submitted it to the Secretary of State for an Examination in Public in the autumn. ***ACTION: promote the OKR team and the consultation on the Area Action Plan on the Tustin website ([Sophie](#)).***

7. Newsletter

- 7.1. Mike said the current newsletter will focus on the ballot results, with the next newsletter produced at the end of March.

8. Matters arising

- 8.1. The following action points from the February meeting are still active:
- 8.2. Impact of Bakerloo line on estimated values (para 7.2) *still being explored (Neil)*.
The latest update from TfL on the proposed route of the Bakerloo Line Extension is here <https://www.gov.uk/government/publications/bakerloo-line-extension-safeguarding-guidance>
- 8.3. Council rents for decanted leaseholders (7.3) – *response expected in April (Neil)*.
- 8.4. Manor Grove pitched roofs (7.5) – *leave in minutes until Design Team in place*.
- 8.5. Local lettings scheme (7.6) – *bring a draft to the April RPG (Mike)*. Sharon Burrell will begin contacting Hillbeck residents at the end of March to discuss temporary moves.
- 8.6. Social value (7.8) – co-ordination of work between major work contractor working on Tustin Towers and the Regeneration proposals. - *still no reply received from Engie (Neil)*.

9. Any Other Business

- 9.1. Betty said no minutes have been loaded to the website since October.
ACTION: *arrange for outstanding minutes to be uploaded (Sophie)*.
- 9.2. Betty asked about buyback arrangements for leaseholders. Neil said that Ben Gisborne will be leading on this for the Council.

10. Date of Next Meeting

- 10.1. The next meeting will be held on Thursday 8 April.