

## Tustin Estate Project Group Meeting

Thursday, 10 June 2021 by Zoom

### MINUTES

Present	Initials	Present	Initials
Andy Chaggar	AC	Andrew Johnson (LBS)	AJ
Emma Taylor	ET	Mike Tyrrell (LBS)	AT
Patrick McDermott	PM	Neil Kirby (LBS)	NK
Paulette Kelly	PK	Sophie Hall-Thompson (LBS)	SHT
		Carrie Young (Pulse Consult)	CY
Neal Purvis (Open Communities)	NP	Ian Carey (Pulse Consult)	IC
Ian Simpson (Open Communities)	IS	James Peake (Pulse Consult)	JP
		Paul Adams (Pulse Consult)	PA

#### 1 Introductions and apologies for absence

- 1.1 Neal took the Chair and asked participants to introduce themselves.
- 1.2 Apologies were received from Amelia Leeson and Francis Phillip.

#### 2 Minutes of TEPG meeting 13.05.21

- 2.1 The Minutes were agreed as an accurate record.

#### 3 Resident Engagement Plan

- 3.1 Mike has updated the Engagement Plan, although some dates are provisional on the Government's decision next week on the easing of Covid-19 measures.
- 3.2 There will be a public meeting on Thursday 8<sup>th</sup> July to allow residents to meet the prospective architects. If restrictions remain in place, this could be gazebos in Hillbeck Close.
- 3.3 Sophie said the Council hopes to resume coffee morning at 805, if lockdown is eased. If restrictions remain in force, a gazebo could be placed in front of the shops. The coffee mornings can be moved to the Tenants' Hall when work there has been completed.

#### 4 Cabinet Report

- 4.1 Neil has circulated an outline of the report, which is due to be circulated next week. He explained it is not a draft report, as this must be given to Cabinet members first.
- 4.2 The opening part of the report summarises the ballot result and sets the overall context for the development. It then sets out the proposed tenure split and looks at the funding sources available. It also explains the requirements of the Residents' Charter.
- 4.3 The report will confirm that there will be 100% re-provision of the social rented homes, as well as 49 replacement homes (with shared equity available) for the leaseholders.
- 4.4 The proposal is that the 440 additional homes should be made up of:

4.4.1 220 homes for private sale, with 146 additional social rented council homes, and 74 intermediate affordable homes (shared ownership, keyworkers, etc).

4.5 The Council is exploring the possibility of extra GLA grant. Neil said extra subsidy might allow an increase in the amount of social homes, but seems unlikely to be granted.

4.6 ***ACTION: send link for the Cabinet meeting to residents before meeting on 13 July (Neal).***

## **5 Local Lettings and Rehousing Strategy**

5.1 Council staff hope to get Cabinet approval at the July meeting to start decanting tenants in Phase One, as well as permission to start discussing leaseholder buybacks on “CPO terms” (i.e. with home loss and disturbance payments).

5.2 After the Cabinet decision, there will be a “calling-in” period of 10 working days when it might be chosen for scrutiny. The calling-in period ends on 23 July, and staff can start making decant and buyback offers at this point.

5.3 Staff have contacted all Hillbeck residents, and only one still needs to register for priority status for decanting. Mike confirmed there are enough households in temporary accommodation on Tustin (who can be moved to other estates) to allow all Hillbeck residents to stay on the estate during the work if they want to.

5.4 Neil said the Council is currently taking advice from Carter Jonas on the best way to set market valuations for buybacks for leaseholders on the estate.

5.5 Andy made two suggestions:

5.5.1 Staff should check the total number of council houses (paragraph 14);

5.5.2 The demolition notice is not mentioned in paragraph 22. Neal explained this is because there will not be any demolition at Manor Grove.

5.6 Neal pointed out the Local Lettings and Rehousing Strategy does not cover intermediate homes yet. Neil said this will be developed after the Cabinet meeting, if members approve the report.

5.7 Residents requested jargon is avoided wherever possible – e.g. use “housing types” instead of “typologies”.

## **6 Home loss, disturbance payments and support with moves**

6.1 Paulette will send comments to Neal.

## **7 Pulse Consult**

7.1 James explained that Pulse specialise in project management, and have been checking the work programme. They will support the procurement of the design team and the building contractor, and will engage with residents throughout the process. They will also be looking at the social value that they can provide on Tustin.

7.2 Ian (IC) explained that the Framework Agreement (the list of companies that have already been vetted by LBS) is designed to ensure a compliant process for the appointment of contractors. Mike added using the framework will reduce the time needed to appoint the architects and construction firm.

## **8 Leaseholder meeting**

8.1 Neal reported on the leaseholders' meeting held on 3 June. It had been well-attended, with around 20 homeowners. Topics had included the valuation process and the buyback timescale.

8.2 ***ACTION: send minutes to leaseholders with contact details (Neal).***

## **9 Design and Delivery Sub-Group**

9.1 The meeting looked at Common Ground's design work and topics to discuss with the new architects, The Sub-Group also discussed future training needs.

9.2 The next meeting will be on 24 June. If possible, this may include visits to nearby new developments to look at design features.

## **10 Council-Contractor relationship**

10.1 Neil said Southwark is looking for a contractor / developer that can help the project's cash flow as well as building the new homes and working with the architects. While the Council will own the new homes and manage the estate, it needs a contractor that will get behind the project.

10.2 At the moment this procurement work is at the outline stage. Neil said Pulse will be looking at Pagabo ([www.pagabo.co.uk](http://www.pagabo.co.uk)) framework agreements, and will report back to a future RSG meeting.

10.3 Ian said Pulse will start informal discussions with companies on the framework next week, with an Invitation to Tender (ITT) sent to interested firms around the end of July.

10.4 Asked when residents would be involved, Sophie said it is difficult to give an exact date at this early stage.

10.5 ***ACTION: give progress report to the July RSG meeting (Pulse Consult).***

## **11 Resident newsletter**

11.1 Mike asked how they newsletter can introduce the demolition notices without causing unnecessary anxiety about implications such as the suspension of Right To Buy at this stage?

11.2 Paulette suggested it would be best to wait. Mike agreed, suggesting the information could go in the July newsletter, together with news of the Cabinet decisions and the start of the decanting and buyback discussions.

## **12 Matters arising**

12.1 The unresolved action points were:

12.1.1 *Demolition notice and Right to Buy* (paragraph 3.16) - Neil still needs details from the Home Ownership team. ***ACTION: update the July meeting (Neil);***

12.1.2 *TCA and Manor Grove* (para 4.5) - the TCA passed a motion on 19 November 'TCA will not work with members of Manor Grove Alliance, and that TCA will continue to work with Manor Grove residents not members of Manor Grove Alliance'. Andy said that given the Resident Engagement Plan states that strategic direction comes from the TCA, many Manor Grove residents are concerned they were missing important parts of the consultation because of the TCA's position on this. However, Andy appreciates there is a lot of work to do and time pressure. So, while Manor

Grove residents don't want to ask for meetings to be duplicated in general they ask the Council to bear this issue in mind and consider the need for some separate Manor Grove meetings if necessary.

12.1.3 *Three Towers RPG meeting* (6.4) - ***ACTION: send Sophie an invitation (Neal)***;

12.1.4 *Feasibility Study timetable* (6.9) - ***ACTION: send out updated version (Neil)***;

12.1.5 *Manor Grove Structural Engineer Report* (6.15) – Hunters have sent a draft report, but it does not yet contain costs. ***ACTION: send out to residents when available (Sophie)***.

### **13 Any Other Business**

13.1 Andy said he knew of a youth charity that was providing a 10-week programme for those aged 16-18 years. He asked who he should contact at LBS to promote the scheme and other opportunities for young people he was aware of..

***ACTION: send details to Neil Kirby, who will circulate it to the Local Economy team (Andy)***.

### **14 Next meeting**

14.1 The next meeting will be on Thursday 8<sup>th</sup> July at 6.00 pm.

The meeting ended at 19.14 pm