

**Tustin Estate Project Group Meeting
Thursday, 9th December 2021 by Zoom**

MINUTES

Present

Mike Tyrrell (LBS)	MT
Paulette Kelly	PK
Tonia Tkachenko (dRMM)	TT
Amelia Leeson	AL
Andrew Eke (TCA Chair)	AE
Francis Phillip	FP
Andrew Johnson (LBS)	AJ
Tim Johnson	TJ
Neil Kirby (LBS)	NK
Neal Purvis (Open Communities)	NP
Susan Du Toit (LBS)	SDT
Andy Chaggar	AC
Manon Smits (Linkcity)	MS

1. Introductions and apologies for absence

- 1.1 NP took the Chair and invited all participants to introduce themselves.
- 2.1 Apologies were received from Sharon Burrell.

2. Minutes of TEPG meeting 11th November 2021

- 1.1 The minutes were agreed as an accurate record with addition of proof-reading amendments from PK which will be reflected and amended minutes that will be uploaded to LBS website.

3. Contractor developer selection

- 1.1 NK reported LBS always wanted to get contractor developer involved at an early stage and start working with residents and the project team. As the

project consist of demolition works, building new homes for social housing and housing for sale, a new school, landscaping works and refurbishment of Manor Grove, it is ideal to have one major contractor who has the capacity to deliver all and make the process simple.

2.1 After the rigorous selection process involving residents using the Pagabo framework, LBS has appointed Linkcity as the contractor developer. LBS has Pre Construction Services Agreement (PCSA) with Linkcity to lead up to the planning stage and to be followed with a full development contract.

3.1 NP introduced MS to the group. MS informed that Linkcity is the Bouygues Group's property development arm. MS is the project lead alongside other two project leads who will be looking into design and costing side of the project. Linkcity will be also able to help LBS with financing options of the project. MS already had an estate walkabout with AE to better understand the issues that matters for residents and other development challenges that may affect such works.

4. Feedback on design and consultation

4.1 TT informed that the team has been engaging with residents during Coffee mornings on Thursdays, Design Group meetings and 2 Manor Grove events during the last month. Thursday events now have longer opening hours between 11am and 5pm. Information from all these events is feed back into the design process.

4.2 Manor Grove events had freeholders and social tenants attending and discussed Manor Grove specific issues as well as whole regeneration project, including how to include Manor Grove as part of the Tustin development in terms of design aspect.

4.3 The Design and Delivery Sub-Group meeting concentrated on sustainability, transport, and energy. They had presentation from consultants on Roof panel, solar energy and heating options.

4.4 The First of the two design exhibition took place on 9th Dec at 801 Old Kent Road between 11am-5pm and second exhibition will take place on Saturday 11th Dec at Pilgrim Way Primary School between 11am-3pm.

4.5 TT reported a candidate for Website Community Role has been recruited and they will be keeping the website content updated as well uploading exhibition and other relevant materials and will be guided by Neil Onions.

4.6 TT shared slide showed (page 8 & 9) of summary of residents' comments that cover; Safety and Security, School, Commercial, Landscape, Connectivity, Movement, Buildings, Heating, Interiors Of Homes and Affordability issues.

4.7 PK commented that the exhibition on 9th December went well with many residents attending. Pre event door knocking, and the brochure summarising design updates worked well and thanked the team. TT added the brochure provides the option for comments from residents and that can be submitted to local shop Nisa by 20th December. It also gives the option of email and contact numbers for further comments.

- 4.8 PK asked what the strategy is for reaching hard to reach group and couple of residents informed her that there are lots of information the booklet and needed help to understand the information. SDT explained the brochure is just one option, and it has the contact details if anyone needs help. The Tustin/Ledbury team will be contacting residents over next week and half to help to explain.
- 4.9 NK made clear it is very important to capture the views of as many residents as possible. As covid restrictions are under review future decision by government may affect the process. Residents have positively engaged in the consultation process so far and this will bring out positive results.
- 4.10 AC noted the two Manor Grove events and the Design exhibition were useful events. FP also thanked the team for incorporating the solar panels on the roofs and wanted to know whether all the properties will have balconies. NP confirmed it is a planning requirement for all homes to have balconies or patios.
- 4.11 TT explained the Next Step includes receiving all residents' comments by December, review (stakeholder comments) by Greater London Authority, Old Kent Road Design Review Panel and Southwark Design Review Panel by January and then incorporate all these to allow the design team to draw the fix design, report back to residents, and then submit a Planning application in March 2022.
- 4.12 TT informed that the Masterplan proposal had not been changed since the last meeting. Phase 1 work details are getting more detailed now including sunlight and daylight issues for each block, landscaping details and internal space layout. Block F high has small cuts and those homes has been added to middle block E (Kentmere) to allow better sunlight and daylight impact on neighbouring blocks.
- 4.13 Phasing remains the same as the landlord offer document as well as the overall numbers of properties not changing. Phase 2 and 3 are being examined to ensure smooth running of demolition, construction and minimising disruptions. AE advised re-housing and decanting process is key for when phases are discussed. TT confirmed this is happening.
- 4.14 The Movement strategy is looking into reducing car movement within the estate and limiting to outside of the estate to ensure Tustin Common is car free. Hillbeck and Ullswater will have vehicular road for residents who drive and this needs to be a one-way road to reduce the risk of non-residents using this road for short-cuts.
- 4.15 A New block at Bowness will have podium carpark so it cannot be seen from outside. 173 car spaces will be retained and additional 3 percent disabled car parking for the new homes. 20 percent parking will have electrical charging point with a potential of 100 percent in the future and infrastructure will be in from day one.
- 4.16 AE informed that those who has parking permit will not get the spaces automatically, new residents with cars will have right to apply. On street parking will be unprotected, only parking with bollards is protected. The road at Hillbeck Close (from Iceland side) is part of Highway and not within the estate parking

scheme. TT informed that they are in discussion with Highways LBS to resolve the issue.

- 4.17 Design of the car spaces are also looked into for future proofing so that the usage can be changed into green spaces if car use drops in the future.
- 4.18 A range of cycle store options will be provided throughout Tustin Estate. The movement strategy will give priority to pedestrians and cyclists while making safe and appropriate provision for servicing, car parking and emergency access.
- 4.19 New pedestrian and cycle routes will be designed in accordance with the TfL Healthy Streets Approach. Cycle parking will be provided in accordance with the London Plan 2021 which requires 1 space for Studio flats, 1.5 spaces for 1-bed flats and 2 spaces for all dwellings 2-beds or larger. Additional secure visitor cycle parking will be incorporated into the landscaping and public realm. There will be visitors cycle parking available as well.
- 4.20 FP enquired about allotments. TT informed that there will be the aspects of community gardening and it could be secured community gardening areas which is not open for public use. This could be provided on roof terraces.
- 4.21 The team is in consultation with Gregory (Pilgrims Way School Head Teacher) about the best design for the school and how to integrate that special feature into Tustin. The existing main school building will continue to operate during construction, minimising the fenced boundary, to make surrounding routes safer and busier, a clearly visible and supervised entrance, large play space for children to run, indoor/outdoor learning, an intimate outdoor space for younger children, shared learning space, separate facilities for Children's Centre and Nursery and a hall to perform.
- 4.22 TT informed landscaping includes every building to have its own green space/allotments. In terms of the whole estate there are consideration to provide sandpits and water play within the communal courtyards and Tustin Common, generous front and back gardens, Car parking spaces are being provided outside blocks and streets, trees the feature of all spaces, Play Street with play-along-the way opportunities at Manor Grove, accessible Tustin Common with open lawns and clear paths, a dog park and the possibility of integrated water feature on the Estate and a pond in the Over 55's garden.
- 4.23 Phase 1 Plot G (In front of Heversham) has a 13 storey Tower to the north and a longer 7 storeys building to the south. These will have clearly visible and well-lit entrances into building, improved street edge to Ilderton Road with overlooking, tree planting to shelter from busy road, well sized back gardens for ground floor homes, secured communal garden for residents of the block, homes with windows to more than one side, open air corridor (deck access), generous balconies with good views to Tustin Common and central London, communal stairs with natural light, terraces, solar panels, green roof and roof terrace on the southern part of the building.
- 4.24 FP suggested it would be useful to have balcony that are similar to the towers (Grasmere, Ambleside, Windemere) which are rigid and better looking. TT will look into the possibilities.

- 4.25 Pigeons are causing much nuisance to the tower blocks and how this could be prevented. TT informed that netting or metal cables could be used on ledges to protect against pigeons. NP added where spikers are used then plastic bags get stuck and it becomes difficult to remove, also there are examples where after pigeons moved into those spaces, barriers were fitted on afterwards that has created lots of other problems.
- 4.26 FP asked if there will be any bedsits. NP confirmed there will not be Council bedsit. The smallest Council homes will be one-bedroom properties.
- 4.27 Phase 1, Plot D (Manor Grove) proposals have environmentally friendly construction for the new block on existing garage plot. Porches for properties, new pedestrian walkway, new trees and planting including Palm trees inspired by one existing Palm tree at Manor Grove and private roof terraces.
- 4.28 Phase 1, Plot C (Hillbeck and Ullswater) AK Architects are working on daylight and sun light issues to minimise the impact on Sylvan Grove. The height of the building has been adjusted and taller side of the building is closer to Old Kent Road. Two trees have been retained at the entrance. Key Design Moves includes well overlooked street, widened public space around the entrance, front gardens, new public space, new north-south route, deck access and homes with windows on two sides, generous shared garden for play and socialising and re-provided car parking.
- 4.29 AL wanted to know whether there will be any flat layouts in the exhibition on 11th Dec. TT confirmed there are currently two models which will be available in the exhibition.
- 4.30 TT provided update on survey. Desktop Surveys: Heritage Assessment- commenced September, Flood Risk Assessment- commenced September, Utility Searches – 17/09, Preliminary Unexploded Ordinance (UXO) assessment- 22/09, UXO detailed assessment- 16/11, Ecology survey Preliminary Assessment- 11/11, Archaeology Desktop Prelim Assessment- 25/11. SDT informed that survey result will be published on the website.
- 4.31 Tree survey, Acoustic monitoring, Air quality monitoring, 3D Measured survey of context and existing buildings to be retained and Topographical survey have been completed. Pre-demolition survey, Geo-environmental Study and CCTV drainage survey are due by January 2022.
- 4.32 AE asked about flood risk assessment. TT informed they are working with Environment Agency and even though Tustin is within flood risk area, it will likely occur during extreme weather condition. There will be a flood management plan submitted to Planning. There will be adequate drainage system in place to handle unexpected situation and landscaping will consider more soft landscaping rather than hard landscaping.

5 LBS Update

- 5.1 SDT gave an update on the Engagement Plan. Many of the engagement had been reported in design update. The Design brochure went out to all residents before the exhibitions. The Tustin team will be working on engagement plan for Jan-Mar

2022 and will have a updated plan in the next RPG meeting in January. Coffee morning on 16th Dec will be the last one for 2021 and will resume on 6th Jan 2022. *(Post meeting note – Due to changes in Covid Guidance, the Coffee morning on 16.12.21. was cancelled)*

5.2 NP suggested face-to-face consultation while planning the engagement plan as these were successful with a back up plan in case restrictions are introduced.

5.3 AE agreed the engagement plan needs to be updated.

5.4 The rehousing update sets out of the 27 tenanted properties at Hillbeck 6 are now empty and all other tenants are now are registered for rehousing. For the leaseholders 1 sale at Hillbeck is agreed, 28 out of 51 leaseholders across the estate have actively engaged with council valuers. 28 valuations has been sent to leaseholders.

5.5 NK updated that Ullswater is now empty and soon will be hoarded. It will be similar hoarding as major works compound, and will be completed in two weeks. Linkcity is working on a plan that considers what designs goes onto the hoardings, working with the school.

5.6 Leaseholders are engaging and talking to the valuers. The Compulsory Purchase Order report for phase 1 was agreed by cabinet on 7 December and the process will now start in the new year. CPO is a last resort and will only be used in extreme situation and to provide legal protection to LBS.

5.7 AE what would happen in case of escalation of covid restrictions from central government on Omicron situation. Would Hillbeck homes purchased by the council be used for temporary accommodation. NK informed there is no such plan, and these blocks are subject for demolition as planned. MT confirmed that Hillbeck will not be used as temporary accommodation.

5.8 Manor Grove update: covered in section 4.

6 Draft newsletter

6.1 NP requested MT to update the picture of Ullswater, MT confirmed. Information on the Design booklet section will be added with alternative options on ways to provide feedback on views for those who missed the exhibition. The Survey section will be updated, as will the covid section.

6.2 AE asked for phasing and rehousing explained in the future issues of the newsletter. MT agreed and said he has already started discussing with SB about how to do that and wants to have special edition on phasing and re-housing with plain English. AE wanted to know how LBS will ensure the level of consistency that SB provides in case she is off from work for any reason. MT informed that with the targeted newsletter it will not be only for residents, but it will also be informative for officers as well.

7 Matters arising from Meeting of 11 November 2021

7.1 (5.7) A second Manor Grove Design event had been held.

- 7.2 (7.1) One and half room in the over 55 accommodations. **NK and team is working on the issues and will update accordingly. Outstanding matter.** AE added that TT informed him that it is possible to add windows to half rooms.
- 7.3 (7.2) Tower Court visit took place. Linkcity will help to arrange visits to sites and access to inside of nearly completed projects in future.
- 7.4 (7.4) Explanation of the Design needed pre and post planning application, completed on 23rd Nov at Design and Delivery Group.
- 7.5 (7.7) **Local Lettings Scheme. Outstanding item.**
- 7.6 (7.8) Meeting with Engie and Design Team. TT is in the process of arranging this meeting. AE suggested to get Linkcity in the process. **TT will arrange.**
- 7.7 (7.9) Electronic Notice board. **SDT will discuss the logistical challenges with Linkcity and will update in the next meeting. Outstanding item.**
- 7.8 (7.10) **Housing management input into engagement plan - Outstanding.** STD is working on the design and other management issues, and this will be part of the engagement plan that we will bring back to the group in January 2022. NK added that the idea is to get housing management and parking engaged once we have a more settled design. NP also suggested involving the repairs team and them to be available for event.

8 Any Other Business

- 8.1 - AE thanked all the staff who were part of the exhibition for their effort and sincerity they showed throughout the event and hoped that this high standard will be maintained over coming months. He specially thanked NK, SB and TT for their hard work.

9 Date of Next meeting

13 January 2022

Murselin Islam 13.12.21.