

Tustin Estate Project Group Meeting

Thursday 23 January 2020 at the Tustin TRA Hall

MINUTES

Present	Initials	Present	Initials
Andrew Eke	AE	David Hills (Common Ground)	DH
Amelia Leeson	AL	Ian Simpson (ITLA, minutes)	IS
Francis Philip	FP	Mike Tyrell (Southwark Council)	MT
Kerry Knibbs	KK	Neil Kirby (Southwark Council)	NK
Paulette Kelly	PK	Neal Purvis (ITLA, Chair)	NP
		Robert Forrest (Hunters)	RF
Aaron Elliott (Altair)	AaE	Sarah Marshall (Mott MacDonald)	SM
Cassidy Curls (Altair)	CC	Sophie Hall-Thompson (Southwark)	SH

Apologies were received from Andy Chaggar and Lee Harrison.

1. Introductions

1.1. NP welcomed everyone to the meeting and attendees introduced themselves.

2. Minutes of the meeting of 8 January

2.1. The minutes were accepted as accurate with one correction: change the initials DS to DH at paragraphs 4.2, 4.7 and 4.9.

3. Stock Condition Survey (Hunters)

3.1. **RF** explained that the Mechanical & Electrical (M&E) reports have been delayed by a few days because the engineer has been ill. Hunters will receive the remaining reports on Heversham, Kentmere, Manor Grove houses and the estate areas by next Wednesday. Allowing 2-3 working days for Hunters to review the information and add it to their own data, the final draft report should be ready by w/c 3 February.

3.2. Other work still to be completed are the fire risk assessments, Arup's block structures survey, an investigation of a sample of soil and rainwater pipes in the homes and an associated survey for potential asbestos removal.

3.3. The stock condition report for the school is complete except for the results of the drain inspection.

3.4. **RF** circulated summary costings based on Hunters' own surveys, as well as M&E estimated costs for Bowness, Ullswater and Hillbeck. The current figures represent the cost of improving and maintaining homes on a like-for-like basis at the national Decent Homes Standard, but Hunters will update them later to take account of the

higher Southwark Standards. **ACTION**: break down the overall summary figures for each block into (a) internal and (b) external works (Hunters).

- 3.5. **NK** said Southwark hope to present costs that include the Southwark Standards for the base option (Option 1) at the residents' workshop on 5 February, although he stressed that all figures will still be approximate at this stage of the appraisal. **ACTION**: Include information on the Southwark Standard at the drop-ins (Common Ground and Southwark).
- 3.6. **AL** asked how works and the related costs are being timetabled across the 30 year period. **RF** said the assumption is that any emergency work would be carried out first, other urgent work next, with more long-term work timetabled using the anticipated life span of each element.
- 3.7. For Bowness House the cost of work for the retails units are shown separately. **AE** asked whether the retail units will bear any other repair costs for Bowness House, e.g. the roof. **RF** replied this needs to be discussed with Southwark Council.
- 3.8. **AE** asked why the unit costs seem to be higher for Bowness House than other blocks. **DH** noted that costs for other blocs may rise when the M&E costs for items such as lifts are added in. **ACTION**: when M&E figures for all blocks are available, check if Bowness House costs are still higher and if so why (Hunters).
- 3.9. **RF** said that Hunters will try to present cost data in as accessible a format as possible at drop-in sessions, e.g. use of graphics rather than just figures.
- 3.10. **NP** noted that the emerging costs seem comparable to other estates where Southwark Council has decided to retain and renovate the stock.

4. Viability Appraisal (Altair)

- 4.1. **AaE** outlined the viability appraisal process, which will check which options are financially deliverable. The study will compare the financial costs and benefits of each option and their related cash flows over a 30 year period.
- 4.2. The income and cost of options will be compared using a list of items that includes:
 - 4.2.1. Income: rents (including commercial properties), sales, grants etc.
 - 4.2.2. Costs: building costs, acquisition costs. professional fees, loan interest, S.106 and infrastructure levy, marketing costs, etc.
- 4.3. The appraisal will use Net Present Value to measure the true financial situation over the full period of the study. The 3.5% discount rate is based on the Government's "Green Book" recommendation.
- 4.4. Altair expect to score all four options by March. The viability assessments must be completed before the ballot because Southwark cannot offer a vote on any option that cannot be delivered.

5. Cost Benefit Analysis (Altair)

- 5.1. **CC** explained that the cost-benefit analysis (CBA) will include both the financial information from the Viability Appraisal and non-financial features such as the quality of the public spaces, quality of the housing, community cohesion, etc.

- 5.2. Altair will try to “monetarise” (give financial values to) as many items as possible. But some items can only be compared on a qualitative basis, not a financial one.
- 5.3. **CC** will be willing to attend the drop-ins to discuss these items with residents and shopkeepers. Her work can be shared with the Community Association as well as the EPG. **SH** noted that the Council will also be speaking with local businesses.
- 5.4. The figures in the report will aggregate the total costs and benefits to all stakeholders regardless of tenure. (Some items may only affect specific groups.)
- 5.5. Suggestions for elements to be added into the cost-benefit analysis included:
 - 5.5.1. Schools
 - 5.5.2. Health impacts
 - 5.5.3. Community safety
 - 5.5.4. Social networks
 - 5.5.5. Local businesses (e.g. customers moving away or new customers moving in)
 - 5.5.6. The concierge service.

6. Health and Equality impact assessment (Mott MacDonald)

- 6.1. **SM** explained that while the cost-benefit analysis looks at the costs and benefits of each option for all stakeholders, the health and equality impact assessment looks at the costs and benefits for specific groups. It examines these impacts in terms of the protected characteristics set out in the Equality Act.
- 6.2. To date Mott MacDonald has collected baseline data on these characteristics from public records. The estate matches reasonable well with two of the Census output areas. **ACTION: share local map showing estate overlap with data areas (Sophie).**
- 6.3. **CC** is now looking at local information from sources such as the home surveys, and will add data from the stock condition survey as it becomes available.
- 6.4. Residents suggested that the following issues should be included in the health and equality assessment:
 - 6.4.1. The impact of each option on local businesses and their customers
 - 6.4.2. The impacts on the school and on children’s welfare and facilities
 - 6.4.3. The impacts on community safety , e.g. the safety of LGBT residents
 - 6.4.4. Difficulties groups may have getting finance, e.g. if homeowners need to buy new homes in the area.

7. Any other business

- 7.1. None.

8. Dates of future meeting

- 8.1. The next meeting will be held on Thursday 13 February 2020 at the TRA Hall.