

Tustin Estate Project Team Meeting 11th August 2022, 6pm – Via Zoom

Present:

Residents: Paulette Kelly (PK), Andrew Eke (AE), Andy Chaggar (AC), Patrick McDermott (PM)

Open Communities: Neal Purvis (NP) -Chair, Jen Pepper (JP)

LB Southwark: Neil Kirby(NK), Mike Tyrrell (MT), Susan du Toit (SdT), Andrew Johnson (AJ), Osama Shoush (OS), Sharon Burrell (SB), Cat Janman (CJ), Susannah Oso (SO)

Bouygues: Graham Mattin (GM), Amanda Harrison (AH)

Link City: Marcus Allen (MA), Manon Smits (MS)

Pulse: Paul Adams (PA)

1. Introductions.

1.1 Apologies were received from Meron Getach and Murselin Islam from Open Communities

2 Minutes.

2.1 The Minutes of the Tustin Estate Project Group meeting of the 14th July 2022 were accepted as accurate, except for 6.7 should read as 14th July rather than 14th June. The minutes will be amended to reflect this.

3 Draft Newsletter – Mike Tyrrell

3.1 MT was only able to attend for the first half an hour of the meeting therefore his items were moved to the beginning of the agenda.

3.2 Changes made to the draft newsletter are that the Summer Event has been given more prominence, the Millwall article is included and Linkcity wanted residents to know that they will be door-knocking on social value. Bouygues animation has been removed and the information will be sent as a flyer.

3.3 CJ advised that due to the tube and rail strikes on the 18th August the Parking meeting will be held on 25th August at 801 OKR between 6-8pm. This is updated in the newsletter and there will also be flyer sent to residents.

4 Local Lettings Policy – Mike Tyrrell

4.1 A Local Lettings Policy has been developed for the Tustin Estate, this is Tustin Estate residents will have priority for the new properties being developed, this is a departure from the current policy and will be signed off by the Lead Member for Housing in

September. The priorities were included in the Offer Document. Residents will be pre-allocated new homes in the various phases and will not need to bid but they will need to be registered. The team will start work on the pre-allocation in October and November once the Individual Member Decision (IDM) is signed.

- 4.2 SB noted where residents want to downsize or are unwell and need to move quickly.
- 4.3 MT these individual cases will be picked up during the registration visits, however if people want to move off the estate they will have to bid. People who move off the estate will be reassured by letter that they have a Right to Return if they so wish.
- 4.4 AE, can future decant phases have the same process template as the Hillbeck Residents? MT replied yes, SB has the template. People that are moving out of Hillbeck are on the distribution list for updates via the Newsletter.

5 Linkcity Update – Graham Mattin.

- 5.1 The Archaeological survey is complete, waiting for Southwark's Archaeological Officer to respond. Nothing was found apart from some old asbestos which will be removed.
- 5.2 Bat survey will complete on the 15th August. There is no evidence that bats live on the Tustin Estate.
- 5.3 The Development Agreement which will include all the contractual documents required to start the work is being finalised and will need to go to Southwark's Cabinet for approval. Early Works contract in place and work will start on the 26th September. Bouygues need to submit a Demolition Management Plan (DMP) and a S.80 Notice to Southwark. **GM will send the DMP to NP and he will circulate to residents.**
- 5.4 Stage 4 Design work will take place with residents beginning in September.
- 5.5 The power for the electronic noticeboard screen has been installed and the screen will be installed on the 23rd August.
- 5.6 The animation for the development was presented. This will be shown on the screen to inform residents on what is going to happen during demolition and construction.
- 5.7 SB asked if the music going to remain? GM, replied it will not.
- 5.8 AE asked will the S.80 Notice cover all phases or just Phase 1? GM replied just Phase 1.
- 5.9 AE asked if there could be a S81 Notice? **NK to get clarification on this.** *Post Meeting Note: S.80 Notice is sent by the contractor to the Planning Department to give notice of demolition. A S.81 Notice is sent by the local authority to the contractor where there is an objection to the S.80 Notice.*
- 5.10 MA advised that dRMM and the landscape architects, Exterior Architecture, have been commissioned for the next phase of Design Work along with Rueby and Stagg, they have started work with the Council and will start work with residents on individual flat layouts.
- 5.11 MA -dRMM are coming to the estate to the RPG and will be at the drop-ins as well as collective Design Meetings with residents. Booklets are being prepared which would be an update and give more detail on the Offer Document, before the end of August.
- 5.12 The next Design and Delivery Group sessions with residents will be Construction Management in August and Stage 4 Design in September.
- 5.13 The Interest Form for residents looking for work experience and apprenticeships are being promoted and circulated. AH will collate these and start the work on this. AH and

Neil Onions will be out on the estate on a regular basis, and will door knock during August.

- 5.14 MA asked whether the RPG and the TCA wanted any other information?
- 5.15 NP suggested as the building works start, keeping both groups updated with the programme whether there are any slippages or issues. The contractor needs to bring any issues raised by residents to these meetings rather than wait for residents to raise issues at the meetings.
- 5.16 MA replied there will be monthly updates on the construction programme and also progress on Social Value reported to the RPG and the TCA.
- 5.17 PK asked if there an update on the RLO post? MA replied it is out for advert and is being advertised on social media. NP suggested sending it to MT as he could put it in the newsletter that goes to some other local estates. NK replied this had been done.
- 5.18 AE was upset with Southwark for not sharing information on job opportunities with residents. To meet local labour targets vacancies need to be advertised to residents.
- 5.19 SB asked for the salary for RLO post. AH it is not advertised at a particular salary. It is subject to negotiation. **AH to check range of salary with JJ.** Closing date for the post depends on the number of applicants.
- 5.20 JP asked if residents will be part of the interview panel. AH replied it would be Bouygues staff only on the interview panel.

6 LBS Update

6.1 Resident Engagement Plan

6.2 SdT will add an extra column to show Linkcity/Bouygues engagement as Resident Engagement Plan is updated.

6.3 Manor Grove Meeting will be September/October.

6.4 Estatewide Event 3 September TCA and Meet the Contractor.

6.5 Development Agreement to Cabinet

6.6 SdT drew attention to summary of the Cabinet Report. Meeting on 13 September, papers published on 6 September. Legal agreement between Council and Linkcity, includes Bouygues building contract. Gives approval to enter into agreement, release of funding for Phase 1, and principle of funding for following phases. The report asks Cabinet to delegate approval of future phases to the Directors of Housing and Finance. Will approve funding for Council's professional fees for design and development, leases and building licenses.

6.7 NP asked who will provide professional services, Council Staff or contractors. SdT identified the professional advisors. Council will use their own quantity surveyors.

6.8 NP asked who is the Senior Project Manager from LBS who will monitor Bouygues? CJ will monitor Bouygues work.

6.9 SdT showed the jobs and training commitments that are part of Bouygues contract, included in the papers of the meeting.

6.10 AE asked where the posts would be advertised? Jobs will be advertised through LBS Channels. AE asked if the RLO was advertised on the Council website. SdT replied only Council jobs on their website. It was advertised through Council partners.

- 6.11 JP asked if vacancies could be signposted on LBS website. SdT said external job & training opportunities for Southwark residents are signposted on the council's website including Southwark Works and other partners.
- 6.12 **Design Guardian**
- 6.13 JP noted 4 companies had responded to advert, they have been asked for more information. 2 tenants on interview panel. CJ want to collaborate with a smaller architect, how to engage with residents and social value. There will be an update in week beginning 15.8.22.
- 6.14 **Rehousing Update**
- 6.15 SB updated Hillbeck 5 residents have moved out this week. 8 Hillbeck are preparing to move into the Hidden Homes in the Towers by 26 September.
- 6.16 SdT reported 2 Hillbeck leaseholders have completed and the others are close to completion in the coming weeks.
- 6.17 **Manor Grove Update**
- 6.18 Minutes of Manor Grove tenants meeting included in papers. There will be a Manor Grove meeting in September/October.
- 6.19 AC are Bouygues ready to talk to Freeholders about opting in to works. MS reported Linkcity have started getting prices, and are checking them. When they have chosen which sub contractors will do work they will provide information to freeholders.
- 6.20 AC what kind of gas have people smelled at Manor Grove? NP replied there have been reports of natural gas for several years at the corner of Heversham, Kentmere and Manor Grove.
- 6.21 AC asked about surveys to homes before works. A wall in Manor Grove is moving. PA explained letters had been sent to freeholders and leaseholders for condition survey on 1 August. There have been few responses. PA to send letter to NP/JP to circulate by email and also for door knocking as freeholders did not receive the letter.
- 6.22 SdT reported that there are no leaks from a water main at 81 MG. A LBS surveyor will check for other sources. AC confirmed that there is still water puddling despite the heat.
- 6.23 JP asked when FAQs for Manor Grove tenants will be ready for distribution in the near future.

7. Matters Arising from Minutes of the Last Meeting

- 1.1 (3.2) proposed mix with an increase in Council Housing had been circulated.
- 1.2 (4.11) Advert for RLO had been issued.
- 1.3 (4.1) AH had sent details for newsletter on Labour Loaded Programme.
- 1.4 (4.16) AH there will be 15 laptops, not 10, they should arrive within the week.
- 1.5 (5.2) **FAQs for Manor Grove is being drafted and will be published on Council website.**
- 1.6 (5.3) Manor Grove meeting to be end of September or beginning of October.
- 1.7 (6.4) CPO letter for Hillbeck. SdT is working with Legal to compose a letter, in plain English, to go to residents in Hillbeck. **Outstanding.**
- 1.8 (6.6) MT had made clear in newsletter that tenants in blocks outside of Hillbeck will go into Band 1.

- 1.9 (6.7) LBS/ Bouygues early works contract had been signed.
- 1.10 (6.10) NP had resent Design Guardian attachment to AC.
- 1.11 (6.13) **Allocations through Local Lettings Scheme to be discussed at September RPG Meeting.**
- 1.12 (7.3) Rusty cupboard near Manor Grove garages. **GM advised that Southwark will break into it to see what, if anything is in there.**
- 1.13 (10.4) Recycling bags had been delivered.
- 1.14 (10.5) AJ reported that LBS had kept in contact with vulnerable residents during the heatwave with weekly calls. There had not been any issues.

8. Any Other Business

- 8.1 AC stated that the TCA and the RPG are not sub groups therefore both groups need the same information from Linkcity.
- 8.2 JP asked if the Universal Undertaking can be called in, and if so will it delay starting the works? OS stated that the UU can be called in up to 6 weeks after signing as part of a Judicial Review process.
- 8.3 NP asked whether LBS had information about the Folgate Estate consultation. There is a consultation session on 17 August from 5pm to 7pm. **NK will contact the Old Kent Road AAP Team for an update.**
- 8.4 SdT advised that she is stepping away from the Tustin development to work on other projects and thanked everyone for their support in her time working on Tustin.
- 8.5 PK asked about the Aldi site and the Council proposals for Brimington Park. NK advised that dates need to be agreed for the TCA to meet with both Aldi and the Leisure Team who deal with Brimington Park. **NK to chase.**

Jen Pepper 16.8.22.