

Tustin Estate Project Group Meeting 8th September 2022, 6pm – Via Zoom

Present:

Residents: Paulette Kelly (PK), Andrew Eke (AE), Andy Chaggar (AC), Comfort Kumi (CK), Maria Palumbo (MP).

Open Communities: Ray Coyle (RC) -Chair, Murselin Islam (MI)

LB Southwark: Neil Kirby(NK), Andrew Johnson (AJ), Osama Shoush (OS), Sharon Burrell (SB), Cat Janman (CJ), Susannah Oso (SO) Modupe Somoye (MS).

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

Link City: Marcus Allen (MA), Aleks Dashi (AD)

Pulse: Gosia Bachanowicz (GB)

1. Introductions

1.1 RC took the Chair and invited all participants to introduce themselves.

1.2 Apologies were received from Mike Tyrrell (LBS) and Jen Pepper (Open Communities)

2 Minutes 11th August

2.1 The Minutes of the Tustin Estate Project Group meeting of the 11th August 2022 were accepted as accurate, except for 6.21 should read as PA to send letter to NP/JP to circulate by email and also for door knocking as freeholders did not receive the letter. **The minutes will be amended to reflect this.**

3. Linkcity Update by GM

3.1 Surveys

3.2 Bat surveys have now finished by Pulse – no bats. Waiting for the final report.

3.3 Conditions surveys ongoing

3.3.1 A Condition survey is led by Pulse. GB informed that 30% (17 surveys) of surveys are completed and another 16 will be carried out over next two/three weeks' time. There were excess issues may be related to summer holidays. Generally, residents were helpful.

3.4 Asbestos surveys

3.4.1 Demolition Asbestos Surveys are due to start at the end of the month after taking the possession of Hillbeck and Ullswater. Any asbestos found will be removed by asbestos removal specialist before any demolition starts. Demolition is due to start on 24th October.

3.5 Construction update

3.5.1 Hoarding – for block C (Hillbeck & Ullswater) partially up and ongoing, and block G1 (Haversham) will start from 26th September. D1 and D2 (Manor Grove) will have hoarding only around garages. General hoarding for main scheme (D1 & D2) will go up by February 2023. Hoarding graphics started today and should be finishing today, getting delayed due to rain.

3.5.2 There is still the need to have a meeting with Manor Grove residents regarding external works.

3.5.3 Digital notice board has been installed and connected but for unknown reason it is not working. The supplier will be on site on 9th to resolve the issue.

3.5.3 Archaeological holes has been fenced off and should be infilled by next week.

3.5.4 GM had meeting with Highways to discuss the possibility of using the electronic gates at Manor Grove.

3.5.5 GM had meeting with acoustician to install monitors in three locations within the estate and LBS will be notified which three buildings will have them. This is required to comply with acoustic rating.

3.5.6 AE expressed his frustration at Linkcity/Bouygues effort to re-start the electronic gates around Manor Grove which are subject to vandalism, residents at Kentmere, Haversham and Manor Grove will require fob keys and these gates also breaks down from time to time. This cannot be operated while the school is there. This issue has been clarified during the recent parking meeting and the estate walkabout and still Linkcity is not taking into account any of the feedbacks.

3.5.7 AE wanted clarification on the hoarding positioning and the impact of it on the Manor Grove parking near garages as residents are under the impression that they will not be able to use the parking facility as the hoarding is going up. GM confirmed that hoarding is only around the garages and residents will be able to use the parking facility until 26th. **AE asked that the information goes out to residents as soon as possible.** This type of changes of decision making will anger the residents and also undermine the RPG's works and communication relating to the matter in the past.

3.5.8 RC asked whether any of this information went to newsletter. CJ informed that issues around the gate usage is a proposal rather than a decision, information will go out on the newsletter and a letter has been drafted to go out next week. AE suggested to send the information this week rather than next week. AJ added due to frequent breakdown of these gates over the years there has been no maintenance funding been put aside for this and the decision was to keep one gate open for accessing parking and the other one stays closed for

foreseeable future. AE added keeping the arrangement as it is ensures that there is less ASB from neighbouring clubs/bars as it gives only one access point.

4. LBS Update

a. Resident Engagement Plan

4.1 CJ informed that key activity and milestones column has been updated for September on the engagement plan that includes hoarding of phase 1 sites (Hillbeck, Manor Grove garages and Ilderton Road car park), asbestos and demolition surveys and start enabling works.

4.2 Linkcity/Bouygues communication column includes 22nd September event for interior design for Phase 1 buildings and booklet with updated designs. Event runs from 3pm-7:30pm. Workshop 1: 3.30pm - 5.00pm, Workshop 2: 5.30pm - 7.00pm. Door-knocking will be carried out by Linkcity and LBS. Leaflet has been sent out. dRMM will be present throughout the session. AE suggested that if materials could be in display so that residents can relate to the future homes. **CJ will chase.**

4.3 Key activities for October includes start of new homes allocations, install first site cabins, disconnect services from phase 1 sites and start demolition of Hillbeck & Ullswater. RPG meeting will have Newsletter, review of Engagement Plan, re-housing update, delivery partner update, survey schedule update and social value programme update. MA added Steve from dRMM will be doing a specific presentation at 6pm to Design Group which can be attended by any resident if they wish so.

4.4 AC said Manor Grove is not part of the agenda which used to be always, is there any reason for this. RC informed it should be part of the agenda and will ensure for the next meeting. AC wanted to know whether the freeholders will receive a copy of the stock condition surveys and if this wasn't possible was there a process for freeholders to have an independent opinion from an additional surveyor.

NK said there should not be any reason why freeholder should not receive a copy, **NK will look into it.**

4.5 AE added Manor Grove should be part of the LBS update section of the agenda and survey results should be shared among residents as well as on the website.

4.6 AE said Engagement Plan refers to only Ledbury Team (page 7, 2nd bullet point) which should be called Tustin & Ledbury Team. Tustin's name should not be dropped for no reason. Also, any task that is allocated to any particular service of LBS should be part of an action plan with time frame that needs to be reported back to RPG and relevant meetings. This will reduce any setback on achieving targets and will help Linkcity and Bouygues in their works.

4.7 AE informed that during archaeological survey after digging holes in certain areas of the estate asbestos was found and was left open. Workers did not wear any protective clothing until a resident brought attention to the health and safety issue. Workers came back

following day wearing the protective clothing. This is a major setback and a standard of works that will not be acceptable at all.

b. Update on Development Agreement Cabinet Paper.

4.8 CJ informed the paper was planned for 13th Sept Cabinet but has been rescheduled for 18th October just to ensure the sign-up processes and all due diligence has been completed properly including the development agreement details so that LBS can enter into the agreement and confirm the cost of Phase 1 agreed. Papers for the meeting will be **circulated one week before the meeting** and link will be sent nearer to the time of the meeting.

4.9 OS added because of early works agreement for phase 1, delays of the cabinet paper will not have any impact on previously agreed timeframe. NK informed this delay is only to ensure the deal is as robust as possible as this is the biggest contract LBS is entering into.

c. Design Guardian

4.10 CJ informed they had a proposal back this week. There is one organisation in the running. PK, KM and CJ will meet with the organisation to discuss the proposal and scope and to question further. AE will be available for extra help until mid-October if required and CJ will keep AE posted.

d. Rehousing Update

4.11 Tenants - Phase One (Hillbeck Close) Rehousing - There are 32 properties of which 21 are now void. Remaining are 3 leaseholders and 9 tenants. 6 of whom accepted the new one bed roomed flats as part of the Tustin "Hidden Homes" Scheme, 2 of whom accepted the new studio flats as part of the Tustin "Hidden Homes" Scheme and 1 other is under offer for a new build property in Goschen Estate.

4.12 Leaseholders - The buyout of the 3 remaining leaseholders in Hillbeck Close is crucial to the start on site that we need on 26 September 2022. All 3 have now accepted their offers.

4.13 AE said Hillbeck decanting had some challenges which was nicely handled by CJ, OS and SB and praised them for their effort. There are also removal vans in the estate getting works started. AE expects more reports from other services (LBS) on their works in the estate which will help RPG to get better view of progress. **LBS to act.**

4.14 RC suggested a graphic presentation of work progress that will be easier for all to understand. AE said once the work plans are done it is very important to have such presentation/tracker report that will make quick visual reference to work progress. **LBS to act.**

e. Local Lettings Policy

4.15 Information went out on the estate requesting residents to cooperate with the team to make progress on registration. SB will cover Kentmere, HV will cover Bowness and Sabi will cover Haversham. NK added Local Lettings Policy was supposed to be signed off this week

but due to bereavement the meeting got cancelled and will be completed next week. Once signed off final copy will be distributed.

f. Parking meeting

4.16 CJ informed parking meeting was held last month, and minutes has been circulated. Currently working on the draft response and just waiting for Highways to provide further information. The response **could be distributed with minutes of this meeting**, RC agreed.

4.17 AE informed the parking move from Heversham to the three towers parking were shambolic despite what was agreed in the parking meeting. Parties involved in the process made changes and did not inform residents. Any new information must be shared among residents in advance. Residents do not need to be mobilised in the opposite way unless they are forced to.

4.18 RC said one of the residents from Heversham wanted to know whether the bus stop on Old Kent Road by the TRA hall will be moved due to development works. OS informed this will not happen in foreseeable future. AE informed after hearing the discussion between Linkcity and Bouygues that Ilderton Rd bus stop near Heversham may be removed due to installing hoarding. Next stop on this road is the bus stop near Surrey Canal Rd and that area is hilly so residents who are elderly and have mobility issues will struggle. He hoped some kind of arrangement i.e., temporary stops can be arranged if possible.

4.19 OS added there are ongoing discussion with TFL about the Ilderton road layout due to inclusion of cycle path and also about the bus stop relocation/temporary bus stop. TFL has a major role to play. Timing of these changes hasn't been decided yet. Residents' issues will be strongly advocated by LBS.

4.20 NK informed any bus stop affected by any construction works will be part of Construction Management Plan of Linkcity. TFL is in discussions to move the pedestrian crossing. NK hoped Linkcity will come up with a clear plan on this as part of construction management plan for the building G1.

AH brought the attention of the meeting to the breaking news of the sudden death of the Queen. The meeting decided to conclude immediately. RC will discuss with AE on outstanding agenda of the meeting and if needed will contact relevant parties and will update RPG through email.

Meeting Ended.

7. Matters Arising (This item was discussed after agenda item 2)

7.1 (5.3) GM will send the DMP to NP and he will circulate to residents -completed.

7.2 (5.9) NK to get clarification on section 81- GM updated Section 80 notice was served to Planning Department three weeks ago with demolition stating on 24th October. Planning will serve Section 81 notice one week before the demolition. Completed.

7.3 (5.19) AH to check range of salary with JJ – **outstanding**, AH updated this has been sorted and RLO will be in position within couple of weeks.

7.4 (7.1.5) FAQs for Manor Grove is being drafted and will be published on Council website – CJ will update in the future after discussing with MT. **Outstanding.**

7.5 (7.1.7) CPO letter for Hillbeck. SdT is working with Legal to compose a letter, in plain English, to go to residents in Hillbeck - Outstanding from last meeting. NK informed it is still outstanding with the letter to go imminently. **Outstanding.**

7.6 (7.1.12) Rusty cupboard near Manor Grove garages. GM advised that Southwark will break into it to see what, if anything is in there. **Outstanding.**

7.7 (8.3) NK will contact the Old Kent Road AAP Team for an update – NK completed the task and sent a note to Neil Purvis.

7.8 (8.5) Brimington Park and TCA meeting, NK to chase – NK contacted.