

Tustin Estate Project Group Meeting 11th May 2023, 6pm – Via Zoom and In Person at the TCA Hall.

Present:

Residents: Paulette Kelly (PK), Andrew Eke (AE, Chair, TCA), Andy Chaggar (AC), Comfort Kuni (CK)

LB Southwark: Cat Janman (CJ), Sarfraz Hussein (SH) Osama Shoush (OS), Sharon Burrell (SB), Hema Vashi (HV).

Bouygues and Link City: Aleks Dashi (AD), Tiga (TG), Mariam Ayoola (MA), Jeff Joseph (JJ)

ExA(Exterior Architecture): Tessa O'Donnell (TD)

KCA (Design Guardian): Michael Line (ML)

Pulse: David Banfield(DB)

Open Communities: Jennifer Pepper (JP) -Chair, Murselin Islam (MI)

1. Introductions

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

1.2 Apologies- Andrew Johnson (AJ)

2. Minutes of the last minutes –

2.1 JP went through minutes of the last meeting. Meeting approved the minutes as true records with the following corrections:

2.2 Page 3 (4.2.2) AC said, relating to Pulse IT issue, that it should read as 'it was getting resolved', not 'it was resolved quickly'.

2.3 Page 3 (4.2.3) Comment was made by AE, not AC.

2.4 MI will amend the minutes accordingly.

3. Linkcity/Bouygues Update

3.1 AD said works are going well in all areas. Block C piling mat is underway for piling that should start within next two weeks. Material for crush from demolition is underway and surplus amount will be removed from the site. Crane and almost half of the slabs are completed, columns and lifts work for 1st floor is almost complete.

3.1.1 D1 and D2 (Manor Grove) garages, piling mat and foundation are completed.

3.1.2 PK asked what are learning from previous assessment by LBS about the mental health situation of residents that was carried out few years back and with the current construction and related works in and around the estate, residents need respite. The project will run on for seven to eight years and this must be addressed. AD informed all safety measurement and standards are in place and followed by in terms of dust, noise and demolition works. OS

added by following standards for constructions and with the new build homes with better noise insulation should minimise the impact from the works on the residents. He also requested residents to contact the project team if someone suffers from such impact and they will do their best to mitigate the situation.

3.1.3 PK informed trees around the estate has been pruned recently which have been working as a buffer for residents but now there are none. **OS will contact the Tree Team to discuss the future plans and consider what PK raised.**

3.1.4 AC asked to clarify the weekend working hours as for the last two Saturdays residents informed him works are starting at 8:30am rather than 9am. AD informed he was not aware of any works and will check the record, works should start at 9am on Saturdays. PK added there are also works across the road which may have contributed to the confusion.

3.1.5 AE said this has been discussed many times and Bouygues should ensure that all such information are published on time and displayed properly on the notice boards with larger fonts so that residents can read it. Also, regarding the Tree pruning LBS teams must work together to ensure those decisions are not made in isolation and must improve the coordinated approach within the LBS. Environmental Impact Assessment and Community Impact assessment study should have helped to address all these issues.

3.1.6 AE wanted to more residents involved in the weekly estate walkabout. OS said he is open to the idea but also it needs to be managed. **Bouygues and LBS to look into the process and also publicise the opportunity of such engagement among residents and how they can feed into the walkabout team.**

3.2 Residents Engagement by MA

3.2.1 Bouygues newsletter has the working hours written clearly and have the information on noisy works. She will ensure the information page **on the notice boards are with bigger fonts and also have the working hours.** Snap frames has been put up at every stairwell and in front of all lifts in all buildings apart from Manor Grove as there are no suitable place to do so. These will be updated regularly covering site information, any works that is specifically affecting those individual buildings etc. If there are any urgent/emergency works MA will be delivering flyers directly to the individual homes.

3.2.1 PK informed snap frame at Kentmere came off, **MA will rectify.**

3.3 Design Guardian update to be part of **LBS update, meeting agreed.**

4. LBS update

4.1.1 Rehousing – SH informed 76 out 166 residents have been pre-allocated, and the progress is steady. They are monitoring the progress on weekly basis. Sometimes a small number of these changes are due to how the spreadsheet information is recorded the information i.e., leaseholder, social tenants, and private tenants. SH hoped to reach 75% by end of May if the current pace is maintained. SB added current process has speeded up the progress.

4.2 Manor Grove

4.2.1 CJ informed a letter went out to Manor Grove tenants who are having refurbishment with projected time frame of the work and the event planned for 25th May 6:00pm-7:00pm where architect will be discussing the design layout. A separate meeting has been planned for all Manor Grove residents on 22nd June 6pm-7pm at the TCA Hall to discuss the Manor Grove landscape strategy. The event information will go out with the newsletter as well as a flyer closer to the time. Bouygues and dRMM will be leading on the landscaping strategy.

4.2.2 AC said there are concern regarding no access for emergency services to the east side of the Manor Grove due to the works. AD said SGN carry out the works that have impact on the access. OS said he expects SGN to carry out such safety checks before they proceeded. OS will look into what SGN considerations were, he added there are vehicular access points toward the front side of Manor Grove.

4.2.3 AC requested an update regarding access to survey reports from DB. Due to files are corrupted, IT is working to access the files as folders were created by Gosia in the past. Once accessed DB will update the files and **visit AC's property** to look into the cracks on the wall in the kitchen.

4.3 Pocket Park Plaza presentation by Tessa O'Donnell

4.3.1 TD explained the current site location and presented the plan for Old Kent Road Pocket Plaza next to Grasmere Point – the context that includes a welcoming plaza of high quality characterised by a legible public realm, distinctive planting, informal play and paving to Old Kent Road frontage. Green and inviting entrance to the site along the busy Old Kent Road, direct links to the central common, Primary School and residential entrances are considered as influencing factors. The space will be animated with a community focus, activated edges for retail and commercial opportunities.

4.3.2 The plan's character area will create a 'Gateway moment' and a green frontage at Old Kent and Ilderton Road, using planting strategically to buffer and screen the busy roads. TD informed the meeting about the landscape constraints and opportunities. Case studies of temporary landscape projects and temporary and future design plan were presented. Temporary features will help to coordinate with plot J plan and the Old Kent Road settings in the future.

4.3.3 The project will have the opportunity for community engagement, the design options have the raised seating for different views, strong buffering from both Grasmere Point and Old Kent Road, variety on seating for different sized groups and playful features for children.

4.3.4 Design proposal included Temporary Concept - Option 1 and Option 2 (No seating), Layer 01 (with Surfacing and Planting), Layer 02 (with Temporary / Meanwhile Furniture) and Layer 03 with opportunities for community involvement and associated elements and

features. TD also showed sketches for two temporary completed options and one permanent option.

4.3.5 PK asked whether there will be further scope of residents involvement (i.e., school children) as this plan has been discussed in one drop-in session and this meeting. Also, what will happen when the population increases in the area, is this going to be adequate enough. JP asked what the time frame for the consultation and the project are and how LBS plans to maintain the park in the future.

4.3.6 OS informed the idea is to make progress as soon as possible, may be in few weeks or months to start with and if everything goes well and once the temporary works are completed to give a presence of the park then wider residents involvement can happen during works for the long-term features. This temporary and permanent options will also allow to learn about what works and what does not work for such setting. LBS should be maintaining the park's features in the long term, but nothing has been decided yet and **OS will discuss with the matter with the relevant team.**

4.3.6 SH said it would be helpful to know what impact it will have on the towers' residents as this site is located next to them. Also, how the place will be used/look like in the evening, street lights etc. He has suggested to do some consultation with towers' residents which will help to find better design solution.

4.4 Design Guardian update by KCA (ML)

4.4.1 KCA is carrying out review of the technical design and construction to ensure consented design to residents are being realised. Structural engineer reviewing Plot G ground and below ground works including water proofing and insulation. KCA expecting similar information for plot C and D from Bouygues soon. They are working closely with Clarks of Works ensuring workmanship and quality are at highest standards. ML informed the job offer and the apprenticeship deadline now being extended few more weeks due to low number of applications, this information is in the newsletter and requested residents to contact KCA if they find anyone who might be interested in such opportunities. Works are progressing well.

4.4.2 AC informed URL link missing from the apprenticeship advertisement which may have contributed to low number of application. He has added the email address on the Facebook version to help. **ML will address the issues.**

4.5 Result of the Colour Palette Ballot by OS

4.5.1 Total 80 votes were casted. 1st popular choice is Winter Forest which will be also the default choice for anyone who did not make any preferences, 2nd popular choice is Coastal, and 3rd popular choice is Summer Forest. For naming of the blocks 59 out of 74 respondent voted to have lakes names from Lake District, 15 voted for names through council process and six did not vote. Some of the names cannot be used at this phase as buildings are still there and this has to be done at later phases. This is also to avoid any confusion for emergency services.

5. Newsletter

5.1 LBS Newsletter

5.1.1 SB informed the newsletter contains information on colour palette ballot and naming of the blocks including photos of events, upcoming events and dates, apprenticeship information from KCA. This issue also have Bouygues newsletter and aimed to hand deliver by Saturday 13th May.

5.1.2 CJ informed event on the newsletter includes 25th May drop-in session that will have VR presentations of the project mainly for phase 1. Over 55 visit is set for Aylesbury Estate on 1st June late afternoon and transport will be arranged. Details are on the newsletter and flyers as well. A leaseholder meeting has been scheduled for 13th June 6pm-7pm at the TCA hall. JP suggested to have longer meeting session for the leaseholders as it is the first dedicated leaseholder event. CJ informed there will be flexibility around the length of the meeting. OS informed the guidance information for leaseholder requests them to send questions LBS in advance so that response can be prepared. Further preparation is underway for the day and the meeting will be chaired by the LBS.

5.2 Bouygues newsletter

5.2.1 No specific issues with the newsletter. SH suggested that Accessibility Standards of LBS needs to be ensured. MA will do so. JJ requested SH to **send the accessibility standards** so that it could be ensured.

6. Matters arising

6.1 (3.1.5) AC's concern about motorbikes and the need for 'pedestrians only' sign. OS informed he is working with Housing Management team to find a solution to the problem and will update in due course.

6.2.2 (4.1.4) AE's concerns about misinformation regarding issues such as adult kids and parents being told to withdraw their allocation forms and SH to review allocation process and information to residents. SH ensured that information residents receive will be appropriate information all the time and if anyone received any wrong information then the right information will be provided.

6.3 (4.2.3) AE's request for an update on the area between the hoarding and Manor Grove which is blocked by UKPN works. Discussed earlier.

6.4 (4.2.5) Fence which has fallen down by no.81 Manor Groove. Rectified.

6.5 (4.2.6) CCTV and related signs. **JP will get update from AJ. OS will speak to AJ separately regarding this.**

6.6 (4.3.4) Information regarding Social Value opportunities to be inserted in newsletter and drop-in flyers. Ongoing.

6.7 (6.3) Ballot results were discussed earlier.

6.8 (6.6) Protecting Tenants of Leaseholders from exploitation. OS updated there is a clear cut off point for private tenants and those who were registered on the housing register at the time of Ballot have the right to apply. There are other general help for private tenants

including New Move Housing guide and support. OS added one of the rules are for purchasing over leaseholder property is they provide vacant possession.

7. Issues, concerns, and feedback

7.1 AC wanted clarification on the colour palette ballot and naming of blocks and which phase/s it applies to. OS informed it was for all phases and the ballot was open for all residents.

7.2 PK said Bouygues newsletter informs standard working hours between 8am-6pm week days and 8am-1pm for Saturdays. OS informed works need to be carried out between 8am-6pm on weekdays and 9am-2pm on weekends, no works should take place outside these hours unless its emergency and also any other works must be permissioned LBS in advance. OS will advise MA to update the newsletters and any information leaflets/displays.

8. Any other business

8.1 JP requested the meeting that if any action has been agreed, concerned parties should make their own action notes to make progress as minutes of the meeting normally takes seven to ten working days. Also, Open Communities will discuss any action points during LBS weekly project meeting while waiting for the minutes.

Next meeting: 8th June 6pm.