

Elmington Resident Steering Group

on

Monday 11th June 2012, .615pm – 8.15pm

at

Owgan Close, Benhill Road, London SE5

Attended by

Southwark Council

Claudette Morris
Noel Ene
Loretta Aniemeka
Rickey Bellot
Miny Jensen
Marcus Mayne
Cllr. Ian Wingfield

Veronica Ward
Fiona Cane

Members

Mary Bassett
Pat Farr
Nick Farr
N Dawes
S Dawes
O Armour
I Abiade

Tenants Friend

Neal Purvis (Chair)

Estate Regeneration Team
Resident Services Officer South Area
Resident Services Officer South Area
Housing Options
Housing Option Manager
Property Services Officer
Deputy leader/ Housing Management

Brunswick Ward/Regeneration
Notting Hill Housing Trust

2 Houseman Way
68 Lomond Grove
68 Lomond Grove
5 Houseman Way
44 Houseman Way
Houseman Way
Houseman Way

Open Communities (ITA)

Apologies

- Cllr. Dora Dixon-Fyle
- Cllr The Right Reverend
- Emmanuel Oyewole
- Sharon Shadbolt
- Mr Thomas
- Steve Philips
- Donna Mallon
- Edith Fekaruraobo

Item		Action
1.	Apologies as noted above	
2.	<p>Review of Minutes and Matters Arising</p> <p>The members agreed the minutes of the 14 May 2012 as an accurate record.</p> <p>Item 6: Correction to the point regarding the sale of site A & B. This has been delayed due to boundary clarification.</p>	
3.	<p>Notting Hill Update</p> <p>Specification has been sent to the RSG via Neal Purvis. Completion of site A & B still outstanding.</p> <p>Tenders for sites A & B to be issued on or around the 23rd July</p>	

	<p>submission, August/September for selection of preferred developer; appointment in October 2012. FC estimates start on site around February 2013 taking into account demolition of the existing building and Christmas break.</p> <p>Developer selection will be based on price, programme for building out the units. They will also demonstrate in their bids, commitment to resident involvement in the scheme.</p> <p>Phase 1: build and completion of social rented housing to be completed around October 2014 followed by private units for sale.</p> <p>NHHT will hold an open-day for tenants and the local area with the developer after their appointment.</p> <p>Cllr Wingfield: Prior to the start on site, information about the scheme, open-days and consultation should be made available to other local T&RA's, Brunswick Park association Elmington and others in the local area. Concerns from residents in the area are issues of increased traffic, lorries and working hours on site,</p> <p>Cllr Wingfield asked if the contractor will sign up to the considerate contractor scheme. FC replied, contractors are required to sign up to the scheme.</p> <p>NP: Concerns raised by the RSG about the hoardings showing signs of wear and tear. The site hoardings are under the management of Southwark until NHHT have signed the legal agreement, when ownership transfers. Improvements to the hoardings will happen around Dec 2012 to be discussed with Southwark.</p> <p>NP: stated that he had received questions from Edith regarding the scheme. These will be forwarded to officers for comment and feedback at the next RSG meeting.</p>	
<p>4.</p>	<p>Site A & B</p> <p>The boundary adjacent to Sears Street nearest the RSL development is being clarified to ensure the boundary is clearly marked for legal documentation.</p> <p>The Issue of squatters was noted and has been resolved by the site investigator. A walkabout revealed areas of the hoarding that needed strengthening and there have been small instances of fly-tipping, tyres and other small items.</p> <p>The perimeter is regularly inspected for breaches including weekends. Emergency number for out of office hours and weekends, 07984574490. During office hours the property team Paul Murphy or Marcus Mayne should be contacted on 0207 525 5373 or 5651.</p>	

	<p>Land sale Site D, E & G Phase III</p> <p>Three bids were received on Friday 8th June from Countryside and Peabody, Bellway homes and Family Mosaic and Notting Hill Housing Trust. Friday 15th selected members of the RSG will participate in the first stage analysis followed by an in-depth analysis will be undertaken by the council.</p> <p>The sites will be low density; bids will be based on price, deliverability and planning permission and feedback. Paul Murphy will work with the RSG members to review the bids on Friday 15th. The Cabinet report has been drafted waiting the final insert of the named developer before the summer break meeting of Cabinet on 16th July.</p> <p>The approximate programme for the sites:</p> <ul style="list-style-type: none"> • 3 to 4 month to complete contract. • 6 month planning approval process final submission spring 2013. • Planning approval July 2013 • Leaseholders, Compulsory Purchase Order will be in place as part of the decision taken by Cabinet on the 16th July. <p>NP queried the dates projected for completion of the above stages and if property are confident in meeting these dates. MM said yes, now he is managing the process.</p> <p>MM informed Mr and Mrs Farr that he'll visit them soon.</p>	
5.	<p>Rehousing Update & Decants</p> <p>See attached sheet, report presented to the RSG members dated 11 June 2012.</p> <p>Site G – further door knocking will take place this week for the last remaining unregistered cases.</p> <p>Other housing issues; Possible squatted unit identified in Houseman Way, there was a note in the window claiming rights to occupy. NE to investigate and report back to the group.</p> <p>Question: how long will temporary accommodation tenants occupy units? Answer: until the end of decanting or when the developer achieves planning permission.</p> <p>The Council have to demonstrate units were occupied six months prior to planning approval to avoid paying mayoral cross rail levy (CIL). All developments after 2014 are subject to the levy including sites A & B. The levy will reduce the overall price paid by developers reducing income for the council for other improvement works.</p>	<p>LA</p> <p>NE</p>

Adult Children Rehousing

Cllr Wingfield opened the discussion informing members of the policy review taking place by Housing Options and tenant council representatives. The review of the lettings policy will focus on the future of lettings, it is unlikely that changes to the lettings policy will not have an effect on Elmington decants.

Case management

4 cases were referred to housing options of which 2 were agreed and 2 rejected. The latter would require a change in policy on lettings and the possibility of changes being implemented on Elmington is unlikely.

MJ stated decanting is the same approach as taken in all regeneration schemes where decanting is primary objective. There are a limited number of homes available for letting and a balance between decanting households and housing list applicants This is a needs based assessment which decides the overall band awarded to each applicant.

Medicals are assessed by the Councils medical officers, tenants must complete a medical assessment form which is supplied by decant officers. Decant scheme medicals are secondary, as tenants have the highest priority to move. If an assessment is done advice is given to the applicant on their new home suitable to meet medical need i.e. level access or disabled adaptations.

Question from SD: why are children not given priority to move via their own application?

Answer: separate applications are assessed and given a priority based on their assessed need; therefore many will be banded 4.

Question: What happens to adult children?

Answer: they should be registered on the family application to move as one household. Under no circumstance should adult children remain in the property because they will be treated as illegal occupiers.

Southwark has a very generous housing policy but unfortunately it does not favour single persons housing, but there are other options for adult children. For more advice, applicants should approach housing options at Bournemouth Road.

Elderly Re-housing

There are not many alternative options in London for elderly tenants, other than the seaside and country homes scheme. A new London wide scheme will be available but this will not be available during Elmington decant. For more advice on moving outside London, visit your decant officer or the housing options service at Bournemouth Road.

6.	<p>Monitoring the Equalities Impact Assessment.</p> <p>CM to review impact of adult children rehousing and report back at the next meeting.</p>	CM
7.	<p>The RSG are concerned about bulk refuse and estate cleaning not being maintained to standards. Temporary tenants can dispose of bulk items by calling the temporary accommodation officer Heather Chambers. The temporary accommodation service provides a handy person service for their tenants and is responsible for all aspects of property management.</p>	
8.	<p>AOB Benhill Road Nature Garden – Update on contractor selection.</p> <p>CM visited the school and met with the assistant head to discuss the plans for the garden and the school boundary. Their response was very positive and keen to take part in developing to garden. The assistant head will approach the schools governing body to discuss the options and respond with their decision.</p>	
9.	<p>Date of next meeting - 9th July 2012</p>	