

# Elmington Resident Steering Group

on

Monday 10<sup>th</sup> October 2011, .615pm –  
8.15pm

at

Owgan Close, Benhill Road, London SE5

## Attended by

### Southwark Council

Maurice Soden  
Donna Mallon (minutes)  
Noel Ene

HRI Manager  
Estate Regeneration Team  
Camberwell Area Office

### Members

Sharon Wallis 47 Houseman Way  
Pat Farr 68 Lomond Grove  
Nick Farr 68 Lomond Grove  
T R Thomas 4 Houseman Way  
Yvonne Nation 30 Houseman Way  
Marie Thomas 4 Houseman Way  
Steve Abiola Phillips 7 Houseman Way  
Mrs Annette Delano-Seal 5 Houseman Way

### Tenants Friend

Neal Purvis (chair)

Open Communities (ITA)

## Apologies

- Cllr. Dora Dixon-Fyle
- Cllr The Right Reverend Emmanuel Oyewole
- Jennifer Daothong
- Sharon Shadbolt
- Mary Bassett

Item		Action
1.	<b>Review of Minutes and Matters Arising</b>  An accurate account of the minutes was agreed.  Notting Hill to come back to the RSG regarding designs nearer to the time that the planning application will be submitted.	
2.	<b>Feedback from Camberwell Information Day</b>  Maurice Soden (MS) was asked for feedback on the Camberwell information day.  (MS) reported that the general feedback regarding the times and people that attended the event were positive, and Notting Hill had a good turn out regarding their stall.	
3.	<b>Update on Benhill Road Nature Garden</b>  (MS) stated that the report regarding Benhill Nature Garden was positive	

	<p>and that there was enough information in the report to progress further. Additional meetings will need to be arranged with Groundwork Southwark and the RSG to discuss the report in further detail, but the Nature Garden could progress to tendering stage for selection of a landscape gardener.</p> <p>Pat Farr (PF) mentioned about the cost of £20,000 to £30,000 plus an additional cost of £35,000 to erect the pied piper mural in the nature garden.</p> <p>(MS) agreed that the cost involved was high and suggested to the RSG that the pied piper mural be included in the development of sites A and B.</p> <p>The RSG agreed that sites A and B should be explored in relation to reinstating the pied piper mural.</p>	
<p><b>4.</b></p>	<p><b>Rehousing Update Sites D &amp; E</b></p> <p>Noel Ene (NE) provided the following information:</p> <p>Site D – Benhill Road Registration started in June and went live on homesearch as band 1 status at the end of June. 17 out of 20 households have been registered and one household has been rehoused.</p> <p>Site E – Houseman Way 11 out of 50 households have been registered on the homesearch as band 1 status and one household has been rehoused.</p> <p>(MS) asked Noel Ene (NE) to confirm if some residents that have been registered as yet are part way through the process of being registered on homesearch.</p> <p>(NE) confirmed that he is in contact with some residents who are in the process of being registered on homesearch.</p> <p>Neal Purvis (NP) asked (NE) about the 3 households not yet registered on homesearch on site D, and whether NE has been able to contact all of the 3 households concerned. (NE) confirmed that he was unable to contact 1 household.</p> <p>A question was asked about rehousing members of the household that was not the tenant.</p> <p>(NE) advised that Southwark council's policy is to re-house the entire household, and the members of that household could registered independently or go to the homeless persons unit if they were not able to move as one household.</p> <p>(NE) said that if members of a household were to register independently,</p>	

	<p>they were likely to be assessed as either a band 3 or 4. (NP) advised (NE) that this issue relating to spilt households had come up many times in the past and this was raised with the members when the report went to cabinet on 22<sup>nd</sup> March 2011. Members of the cabinet decided that each household should be assessed on a case by case basis, as stated in the cabinet report.</p> <p><b>Action Point: NP to contact housing options regarding rehousing policy.</b></p> <p>Update on Leasehold Acquisition</p> <p>(NE) advised the RSG that no leasehold properties have been acquired at present, and that the process was ongoing.</p> <p><b>Action Point: (NP) to send (NE) information regarding contact, offer made, offer accepted and details of property that has been bought.</b></p> <p>(NP) advised the RSG that a meeting for leaseholders has been arranged for 7<sup>th</sup> November 2011. The meeting is open to all leaseholders that live in blocks that are going to be demolished. (NP) to confirm time of meeting.</p>	<p><b>NP</b></p> <p><b>NP</b></p> <p><b>NP</b></p>
<p><b>5.</b></p>	<p><b>Forth Coming Supply Over the Next Six Months</b></p> <p>(MS) provided the RSG with a list of newly built properties that will be available on homesearch in the near future.</p> <p>(MS) confirmed that the list of new builds was organised by post code. (MS) confirmed that not every property on the list was ring fenced for other regeneration schemes such as Heygate and the Aylesbury estates.</p> <p>(MS) said that the list were firmed schemes and should be available in March 2012 or earlier. There will be an eight week process before the properties are advertised on homesearch, and that most of the properties are in SE5, SE15 and SE17.</p> <p>(MS) said that it is more difficult to build 3 bedroom properties, due to the funding stream and acknowledged that there was a shortage of social housing in Southwark.</p> <p>(NP) said that in light of the information provided the original analysis conducted regarding housing supply for Elmington residents may need to be reviewed.</p> <p>A resident asked for clarification regarding the home loss payment. He said he was advised by (NE) that any resident wishing to return to the Elmington estate would not be entitled to a home loss payment.</p> <p><b>Action Point (NP) has asked (NE) to write to all residents that he had contact with and confirm that every household is entitle to a home loss payment regardless on whether the household wishes to</b></p>	<p><b>NE NP</b></p>

	<b>return to the Elmington estate, or the bed size of the property.</b>	
<b>6.</b>	<p><b>Progress With Land Sale Process</b></p> <p>(MS) advised the RSG that the advertising the opportunity should be going out this Friday. (MS) will provide copies of the brochure and advert to the RSG.</p> <p>(MS) also advised the RSG that Southwark council will be keeping their housing association partners updated regarding expression of interest that will go out at the end of this week early part of next week. The expression of interest will be due back in 4 weeks and will include asking for an assessment of the land value. Conclusions and recommendations will take 10 weeks in total. The resident expectation document is also part of this process.</p>	
<b>7.</b>	<p><b>A.O.B</b></p> <p>(NP) asked about Drayton House and Langland House 5 year capital programme and what year Drayton and Langland House are included in the programme.</p> <p>(MS) confirmed the Drayton and Langland were in the 5 year capital programme and that works were scheduled for 2012/13.</p> <p>(MS) mentioned that the council were waiting on a decision regarding section 20 notices that were served on the Elmington, and whether the council will need to consult again before leaseholders can be recharged for the works.</p> <p>(MS) advised that Drayton and Langland House are in the appendix 1 of the report to Cabinet and it is listed as Elmington rather than the block names.</p>	
	Next RSG Meeting 14 <sup>th</sup> November 2011, 6.15 pm to 8.15 pm	