

Tustin Estate Project Team Meeting

Thursday 14 January 2021 by Zoom

MINUTES

Present	Initials	Present	Initials
Amelia Leeson	AL	Mike Tyrell (Southwark Council)	MT
Andrew Eke	AE	Neil Kirby (Southwark Council)	NK
Doku Dugbarnor	DD	Olive Green (Southwark Council)	OG
Mussie & Ruth	M & R	Sophie Hall-Thompson (Southwark Council)	SHT
Patrick McDermott	PM	Hema Vashi (Southwark Council)	HV
Paulette Kelly	PK	Modupe Somoye (Southwark Council)	MS
		Neal Purvis (Open Communities)	NP
		Ian Simpson (Open Communities)	IS

1. Introductions and apologies

- 1.1. NP took the Chair and invited all participants to introduce themselves.
- 1.2. Apologies were received from Andy Chaggar and Francis Phillip.

2. Minutes of the TEPG meeting of 10 December 2020

- 2.1. The Minutes were agreed as an accurate record.

3. Southwark Council Update

- 3.1. Sophie said the Cabinet report is now a public document, and that the Cabinet will make its decision next Tuesday (19th January). If the report is accepted, Southwark staff will have approval to distribute the Landlord Offer to residents next week.
- 3.2. Sophie confirmed the document is now being printed, and that the RPT's suggestions have been incorporated into the text. There is also a change to allow two extra days to count ballots that arrive late due to postal disruption, which the meeting agreed was a good idea. **ACTION: circulate the final version of the Offer Document when received from Sophie (Neal).**
- 3.3. The Council will hand deliver Offer Documents rather than relying on the post. Residents can vote online and by a freephone line, as well as by post. But a ballot box in a local shop may not be appropriate given the Covid-19 restrictions.
- 3.4. Civica Electoral Services will provide the Council with weekly reports on voting rates during the ballot period.
- 3.5. Andrew said the TCA will look at ratifying the voting process at its meeting next week.

- 3.6. If the ballot results in a vote for redevelopment, the Council will need to advertise for a new design team using the "Find-A-Tender" procurement portal. Common Grounds will be welcome to apply for the new contract. The new designers will need to take the designs through to the planning application.
- 3.7. Southwark wants TCA and RPT members involved in the selection process for the design team. Paulette and Doku asked how other residents can be involved in the process? Neal thought an article in the estate newsletter could explain the procurement process and time commitment, knowledge and skills required.
- 3.8. GLA funding will be dependent on the scheme being "on site" by September next year, so timely planning permission will be essential. Neil said the new design team will need to be in place in a year's time, with the contractor in place within 18 months.
- 3.9. The total cost of the redevelopment scheme is estimated to be £290 million. (The original figure of £165 million only referred to the costs to Southwark Council.) Neil explained the new figure takes account of the private finance costs of building the new homes, and that it will not mean higher costs for leaseholders.
- 3.10. Neil said the Council's aspiration is to provide a tenure-neutral scheme so it is not clear what tenure a home is from the appearance of the outside. Mike added he expects the tenures to be "pepper-potted" across the redevelopment.
- 3.11. If residents vote for refurbishment instead of redevelopment, the Council will need to choose a contractor to carry out the works. Estimated costs of refurbishment are £36 million.

4. Resident Engagement Plan

- 4.1. Mike reported on the previous night's meeting to discuss the over-55s block. Andrew and Paulette reported that it had examined design principles, including open plan versus closed kitchens, and examples from other developments.
- 4.2. People had been enthusiastic, but Andrew thought some might need more information: for example, some people thought over-55s housing would mean a sheltered scheme. He noted that the success of the meeting showed the importance of providing clear, simple details and avoiding information overload.
- 4.3. Neil said Southwark is developing policies for over-55s housing, which will include policies on succession, adult children, etc.
- 4.4. Mike said Ledbury Office staff will begin another round of telephone calls to residents next week to check whether they understand the Offer Document and discuss any queries.
- 4.5. The March newsletter will concentrate entirely on the ballot outcome and next steps.

5. Newsletter

- 5.1. Andrew suggested the newsletter include an article on Covid-19 immunisation, and also the date of the next Old Kent Road Forum meeting in February.

6. Matters arising

- 6.1. The following action points from the December meeting are still active:
- 6.2. Paragraph 4.12: views on the impact of the Bakerloo line on estimated values (**Neil**).
- 6.3. Paragraph 4.1: council rents for decanted leaseholders – staff are still working on this suggestion, and **Neil** will report back when this is completed.
- 6.4. Paragraph 4.24: dual- versus single-aspect homes. The current proposal is for 72% of new homes to have a dual-aspect, and examples of both single and dual aspect homes will be given in the landlord offer. One-bedroom flats, for example, can be single aspect. It was agreed to keep this as an action point and re-visit after the ballot (**Neil**).
- 6.5. Paragraph 4.35: design of roofs at Manor Grove (**Neil**).
- 6.6. Item 5: Local Lettings Scheme to be a **February agenda item**.
- 6.7. Paragraph 7.3: Lighting of 3D model in hoarding (**Neil**).
- 6.8. Paragraph 10.4: social value. Sophie has contacted Patrick Warren from Engie but is waiting for a response. Andrew said Engie have told him they are thinking about greater use of e-learning due to Covid social distancing requirements (**Sophie**).

7. Any Other Business

- 7.1. Amelia asked how homeowners can have security about changing costs when they sell / buy homes during redevelopment if they have to move temporarily. Neal suggested one option might be to fix the value of the old and new homes to a given day to protect leaseholders, although he explained this would need a policy decision by the Council.
- 7.2. Andrew said some residents lack confidence using the website, which reduces its ability to provide them with information.
- 7.3. Patrick asked if security measures, such as cameras, will be included in the Manor Grove refurbishment work. Mike said this can be explored later in the process. Andrew noted that security has also been raised at the over-55s block meeting.
- 7.4. Sophie asked for feedback on the final options video. **ACTION; email link to members (Neal)**.

8. Date of Next Meeting

- 8.1. The next meeting will be held on 11 February.

Ian Simpson 22.1.21.