

Tustin Estate Project Team Meeting
Thursday 11 February 2021 by Zoom
MINUTES

Present	Initials	Present	Initials
Amelia Leeson	AL	Mike Tyrell (Southwark Council)	MT
Emma Taylor	ET	Neil Kirby (Southwark Council)	NK
Jess Horwill	JH		
Patrick McDermott	PM	Neal Purvis (Open Communities)	NP
Paulette Kelly	PK	Ian Simpson (Open Communities)	IS

1. Introductions and apologies

- 1.1. Neal took the Chair and asked everyone to introduce themselves.
- 1.2. Apologies were received from Andy Chaggar, Andrew Eke and Sophie Hall-Thompson.

2. Minutes of the TEPG meeting of 14 January 2021

- 2.1. The Minutes were agreed as accurate.

3. Southwark Council Update

- 3.1. Neil reported that the Cabinet agreed to the Landlord Offer and ballot on 19 January. A very effective presentation by the Community Association had been helpful, and he thanked both the TCA and the Estate Project Team for their support.
- 3.2. Following the Cabinet approval, the Council has sent out the Offer document, and ballot papers were delivered yesterday. EPT members confirmed they have arrived.
- 3.3. The closing date for voting is Friday 5th March, but CES will accept postal votes that arrive up to Tuesday 9th March. As soon as CES send the result to Southwark (probably on 10th March), Mike will let residents and councillors know the outcome with a newsletter.
- 3.4. Neil will present a more detailed report to the Cabinet in July covering funding, procurement etc. He will update the EPT as this is developed after the ballot. He confirmed staff are discussing options for both a yes and a no vote.
- 3.5. Jess has not received her ballot paper as she is away from home. ***ACTION: email Neil and ask CES to send a ballot paper to Jess (Neal).***

4. Resident Engagement Plan

- 4.1. There is no change in the plan this month. Mike said the Engagement Plan will need to be expanded when the ballot result is known. The plan will be updated to

September 2022, the date when the work must start onsite to get GLA subsidy if the ballot votes yes to the proposal.

- 4.2. Mike hopes more residents will want to get involved in the next stage of consultation when there is an opportunity to discuss new homes or refurbishment in more detail.
- 4.3. Paulette asked if the information for recruiting new EPT members is ready for use. With a clear programme of tasks recruitment of new members will take place after the ballot result is known.

5. Newsletter

- 5.1. Mike presented the draft newsletter for comments. **ACTIONS:** *(a) add a paragraph explaining how people away from home can vote online / by Freephone; (b) add content for Manor Grove tenants who want to move to new homes; (c) use the blank back page to give details of the Old Kent Road AAP consultation (all for Mike).*

6. Block meetings

- 6.1. Neal reported on the five of the six block meetings that have been held so far, which have been attended by 18 residents. Tenants have asked about the moving process. Leaseholders had asked about valuations and when buybacks would occur. Hillbeck residents were interested in details of the decanting during phase 1.
- 6.2. After the final meeting (for Manor Grove residents on Monday) Neal will send the complete list of questions for both tenants and homeowners to Neil and Sophie for LBS to respond to.
- 6.3. Emma requested more notice of residents' meetings in future.

7. Matters arising

- 7.1. The following action points from the January meeting are still active:
- 7.2. Para 6.2: impact of Bakerloo line on estimated values still being explored (Neil).
- 7.3. Para 6.3: council rents for decanted leaseholders - Neil is still consulting Marcus, Simon and Ben on this suggestion. Response will be clear by April 21.
- 7.4. Para 6.4: dual- versus single-aspect – to be explored after procurement of the architect (Neil). Neal suggested this should be specified in the Architect's Brief.
- 7.5. Para 6.5: pitched roofs at Manor Grove – to be discussed when the new design team is in place (Neil). Currently undecided whether Manor Grove refurbishment will be included in the overall scheme if the ballot votes yes, or treated as a separate major works project.
- 7.6. Para 6.6: local lettings scheme – this will be developed after the ballot (Mike). Draft to RPG in April.
- 7.7. Para 7.3: 3D model lighting – Sophie was exploring this, Neil will check (Neil).

7.8. Paragraph 10.4: social value- no response yet from Engie, discuss with Sylvester (Neil).

8. Any Other Business

8.1. In response to a question from Amelia, Nei agreed the Council will provide information and documents in a timely way to allow TEPG members to read, digest and understand information before meetings.

8.2. Neil asked everyone to encourage their neighbours to vote in the ballot, and to let Neil and himself know if anyone has any queries or concerns.

9. Date of Next Meeting

9.1. The next meeting will be held on 11 March.

Ian Simpson 12.2.21.