

**Tustin Estate Project Group Meeting**  
**Thursday, 14<sup>th</sup> October 2021 by Zoom**

MINUTES

Sharon Burrell (LBS) - SB

Andy Chaggar - AC

Russell Dobson (Pulse Consult) - RD

Susanne Du Toit (LBS) - SDT

Andrew Eke (TCA Chair) - AE

Sandra Francis - SF

Chris Gabe (JA Projects) - CG

Olive Green (LBS) - OG

Paulette Kelly – PK

Neil Kirby (LBS) - NK

Francis Phillip - FP

Neal Purvis (Open Communities) - NP

Murselin Islam (Open Communities) – MI

Comfort Kuni - CK

Amelia Leeson - AL

Neil Onions (Beyond the Box Consultants) - NO

Maria Palumbo - MP

Judith Stichtenoth (dRMM) - JS

Tonia Tkachenko (dRMM) - TT

Mike Tyrrell (LBS) - MT

**1.1 Introductions and apologies for absence**

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

2.1 Apologies were received from Paul Adams.

**2.1 Minutes of TEPG meeting 9th September 2021**

1. The Minutes were agreed as an accurate record.

**2. Feedback from Design Team on Design progress and Consultation**

- 3.1 TT reported that there had been a successful Meet the Design Team session on 22 September at Pilgrims Way School that had given many residents an opportunity to engage with members of the Design Team, and for the Design Team to hear residents ideas and concerns first hand.
- 3.2 TT reported that there was a visit to recently built Over 55s accommodation in Lewisham on 7 October. Design features were relevant to Tustin, but it is run as an Extra Care Home so offers extra facilities in addition to those that were expected at Tustin e.g. café, and staff onsite every day. There has been positive feedback on courtyard, with front doors facing the courtyard, communal planting, water feature, quality of material used and shelter from balconies with one side as brick was positive. Also discussed was 1<sup>1/2</sup> bedroom to allow senior residents living alone had the chance for guests. dRMM are looking at this with LBS to consider what affect it would have on rents.
- 3.3 Separate kitchens and living rooms were seen as a positive feature. The access road was not separated for pedestrians and cars, with pedestrians having priority on cobbles.
- 3.4 NP asked if 1<sup>1/2</sup> bedroom would have benefit implications for those below retirement age. **LBS to consider benefit implications.**
- 3.5 FP asked what height the proposed Over 55 block would be and whether residents would have to use stairs. TT replied that there were stairs and 2 lifts, with level access throughout the building in the 5 storey block. This is under consideration to make sure there are not changes in levels.
- 3.6 TT reported that there had been a visit to Trafalgar Space that had shared communal space between different tenures. Issues considered were quality of landscape, trees, water feature, colour and articulation of brick gave a different identity to each building.
- 3.7 Those visiting went into one building, liked natural daylight in circulation space, with lift close to the entry door. Residents would have liked front gardens to have been bigger.
- 3.8 PK commented on the visit to Lewisham, the kitchen and living area, there needs to be a mix of open plan and separate rooms to allow people some choice.
- 3.9 PK found it interesting to get into internal courtyard, but we need to see inside homes as well on future visits. **TT to organise for future visits.**
- 3.10 AL noted Trafalgar Place study trip was over 55s, and this was not on posters. Can trips take place on a Saturday like before? 11am weekdays is not accessible to everyone.
- 3.11 TT replied that the Design Team is looking to provide trips on Saturday. Discuss another trip to Trafalgar Place on a Saturday at end of November. dRMM tried to get access inside, but there were no empty flats.
- 3.12 TT introduced the Resident Engagement Strategy – yellow is social value programme, pink is design engagement events. There will be a theme each month, beginning on 4<sup>th</sup> Thursday, Coffee Morning at 801 followed by face to face Design and Delivery Group meeting at 6pm in the evening.

- 3.13 TT drew residents attention to Manor Grove event that could be Thursday 11 November, that will discuss proposals for new homes at Manor Grove. This will probably be a site walkaround and a round table meeting at 801.
- 3.14 AC Thursday 11 November is RPG meeting. Daytime event will discourage people who work. **TT agreed to change the date.**
- 3.15 TT reported December, there will be an estatewide Design exhibition, 9<sup>th</sup> Thursday and Saturday 11<sup>th</sup> for all resident. Dates in 2022 will be added.
- 3.16 TT reported that Designer and Makers Week, for younger residents on the estate, it will promoted on social media, will have local photographer, competition for design of play space on estate during half term for those between 14 and 25 years of age with a £450 prize, and a week placement with the Design Team to get work experience. There will be a communication company to help young residents to pitch their idea at the end of the week. He asked for TRA input in the panel. AE accepted the offer.
- 3.17 PK when will info go out? SW will put flier in blocks on 15 October.
- 3.18 SB reported that LBS have access to majority of notice boards on estate to put in fliers. Concierge had suggested putting Boards in Kentmere and Bowness. So there will be notice boards in all blocks at A3.
- 3.19 TT email for Design Team is [tustin@drmm.co.uk](mailto:tustin@drmm.co.uk) Please send comments and bookings for future events.
- 3.20 NK LBS are looking at digital notice board. This is progressing.
- 3.21 NO talk with LBS to do early morning coffee mornings at the same time as the school run, and will have A frame boards outside of 801 advertising the Coffee Mornings.
- 3.22 TT Design Work Update – dRMM aware that the design can be improved, including more dual aspect homes, include deck access, residents like this at Kentmere and Heversham. The Design Team are trying to enhance clear visibility in routes through estates with no kinks and sharp corners, e.g. Bowness to Manor Grove.
- 3.23 There will be a quiet route East-West to connect to gasholder park, with priority for pedestrians with cars and cycles only on the perimeter of the estate.
- 3.24 The communal space for each of the blocks will not be accessible to the public.
- 3.25 AC raised issues from the Design and Delivery Sub Group, he and some other residents at Manor Grove, concerned at new buildings at South of Manor Grove, would remove access through the existing back gardens. He was concerned that Block E would mean that Manor Grove would be blocked off from the rest of the estate and would be the main car park area.
- 3.26 TT replied that the idea was to include Town Houses looking onto Tustin Common. AC noted that this is divergence from the Council's Offer Document. New road has been shifted from where it was to in front of the new build.
- 3.27 JS was keen to have conversations with Manor Grove residents, and how to make the paths safe and secure. The Design Team are looking to reduce height of buildings North of Green, linking it existing homes. They are looking to broken

- up building at North of Manor Grove to improve the access route to Tustin Common. We will have more conversation at the Manor Grove meeting.
- 3.28 JS explained there is no reason that there could not be access to existing back gardens, the issue will be security.
- 3.29 NK these are evolving designs. Want to show residents as they evolve, leading up to the December exhibition. Updates would follow to RPG and TCA meeting in January and debate would lead to the planning application going forward.
- 3.30 LBS had asked Design Team to improve with more dual aspect and deck access. These are ideas and options.
- 3.31 AC asked about heights, and the proposal for 3 storey homes, where Manor Grove car parking is. The car parking at West side of Manor Grove will remain. The number of car parking spaces will not be affected by any amendments to the Design.
- 3.32 TT reported the Design Team are trying to keep heights of building low at edge of Tustin Common to allow as many homes as possible have a view of the Common.
- 3.33 AC asked when the sunlight and daylight studies will begin. TT we need 3D survey information and information on the schemes with planning permission. In December we should have this to allow testing for new homes proposed.
- 3.34 AC asked how sunlight and daylighting feeds into design.
- 3.35 NP asked **drMM to set out what needs to be fixed at each stage of the process at the Design and Delivery meeting using graphics.**
- 3.36 TT current thinking for phase 1 site next to Heversham to be constructed while Heversham residents still there. There will be a 7.5m safe zone and access to Heversham throughout the construction.
- 3.37 There is an East West connection to align with Hornshay St to allow access to the meadows. The building is to sit away from Ilderton Road, with trees and a cycle lane. The Design Team are trying to create courtyards between blocks to provide outdoor space for residents.
- 3.38 Front doors to face Ilderton Road would make it a nicer place to walk. Creating a distance between Tustin and the consented scheme on other side of Ilderton Road. The aim is to maximise the amount family size homes on ground floor with gardens,.
- 3.39 Homes would have windows on both sides with deck access. Maximising the views to Tustin Common and the city. The Design Team were conscious of putting height at the North end of the block to reduce overshadowing.
- 3.40 TT showed a ground floor plan with 3 bedroom maisonettes, and tree planting. Main entrance from East West connection, with two stair cores to allow fire escapes.
- 3.41 Typical floor plan included 3 and 3 bedroom around core. All homes are dual aspect with one triple aspect 3 Bedroom.
- 3.42 AE asked about Over 55 homes and whether they would be dual and triple aspect. TT replied they would be at least dual aspect. The Design Team is trying

to maximise views and windows on both sides. In phase 1 this is 100%. We know this is very important for Over 55s.

- 3.43 AL asked whether there was a need for large amounts of 1 Bedroom flats? NP explained the mix was based on Housing Needs Survey carried out by the Ledbury Team. TT reported that there are 1 bedroom homes accessible from ground floor on plot C.
- 3.44 FP asked how big are one and two bedroom homes. NP noted that the Offer Document sets out these sizes.
- 3.45 AE asked that there should be visits to Hidden Homes when they are ready to understand the dimensions of the sizes. Some will be ready soon.
- 3.46 **MT to circulate report on the number and size of homes needed for low rise residents and those that are overcrowded or underoccupying in the towers.** Extra homes are a selection of 1 to 5 bedroom homes.
- 3.47 AE reminded the meeting that majority of Senior Citizens wanted to remain on the estate and keep their independence, many need gardens as they have them already, plus some households want to downsize.
- 3.48 dRMM will mark up plans on floor of 801 as the designs for flats develop.
- 3.49 TT noted the section through a deck access block on Ilderton Road with balconies overlooking courtyard garden. Front doors and trees would activate Ilderton Road. Colour and balconies can make the building appear less blocklike.
- 3.50 The Block next to Heversham at the end of Phase 1 would have views towards Tustin Common from higher floors or block, and views to the city.
- 3.51 MP suggested that there could be green space on roof with communal access. TT replied that dRMM are looking at this, green roofs, and solar panels. NP noted there are housing management issues with communal access to roofspace, JS will look at the impact on service charges. FP noted that he liked the idea of solar panels on Lewisham Council blocks.
- 3.52 CJ introduced proposals for new houses at Manor Grove. One block would form a courtyard with existing Manor Grove homes. Trees are retained. Area to the North of Manor Grove would be landscaped. He acknowledged the issues around rear access. There are two options under consideration, 9 or 10 homes on the central block and 5 at North.
- 3.53 Central connection doorstep street to allow doorstep play street on way to Tustin Common. There is a variation in height 2 and 3 storeys.
- 3.54 AC asked if landscaped amenity space is for both options? CJ replied that parking provision is a discussion ongoing. Both car parking and landscaping are under consideration.
- 3.55 MP asked if there were extra homes added since the Offer Document? NP explained that the Offer Document included new houses at the North end of Manor Grove and new houses where the garages are now.
- 3.56 TT explained that the block that will replace Hillbeck and Ullswater. The major constraint are windows not overlooking Sylvan Grove and the wall. There will be a new road Hillbeck Close to Manor Grove. dRMM are looking at whether

it is possible to retain the existing two mature trees and how to widen the plot to retain as many trees as possible.

**3.57** Design Team are looking at ways to break up the block that varies between 9 and 4 storeys to provide 109 homes in this block. All homes will be dual aspect and deck access. TT showed several different options for the block layout.

**3.58** Ground floor homes would have gardens that face Sylvan Grove.

**3.59** There would be some street parking for residents on the road, and near the recycling centre, to minimise through traffic.

**3.60** AE asked whether there had been any discussion with the school. He asked if the size of Tustin Common had been reduced? TT replied that the Common size depended on the route of the road, it was larger than the original Offer Document proposals. The Common was wider than previously suggested. TT explained that there were meetings with the school in the coming weeks.

**3.61** AE asked about refuse removal. TT explained that Entran are developing a strategy across the estate for refuse. Proposals will be brought to future meetings.

**3.62** TT explained that the Survey Schedule that had been sent to RPG members. Many surveys had commenced in October, including tree survey. Acoustic monitoring had started with air quality monitoring, to include this in design. TT explained that the surveys will be over a three month period.

**3.63** There will be a Pre measured survey of current buildings and a topographical survey to measure levels and heights across the estate of ground and buildings to use in the daylight and sunlight assessment.

**3.64** There will be a pre demolition survey, to find out what materials the existing buildings are used for to be recycled or reused.

**3.65** The Geotechnical survey to look at ground conditions using bore holes. In December. The Geo-environmental survey will look to see if there is any ground contamination from historic industrial use.

**3.66** There will be a CCTV drain survey and party wall survey to identify where there may be a need for party wall agreements.

**3.67** There are some surveys that will be needed for the planning application.

#### **4. Report from Design and Delivery Sub Group Meeting 23.9.21.**

**4.1** Issues had been covered in the Design Update.

#### **5. Report from LBS**

**5.1** ST highlighted new events in the Resident Engagement Plan – there are topics each month, October Community Facilities and Landscape. Coffee mornings are now at 801. Design Team will have an exhibition in December, gather feedback to residents then present Plan in January to RPG. With comments there will be a Design Freeze after the January RPG meeting to allow Design Team to put together the Planning Application

**5.2** NP suggested Block Meetings have been effective in the past to get residents to focus on issues for their block.

- 5.3 AC noted that he had raised concerns about transparency between groups and those concerns remain.
- 5.4 **Rehousing update** – NK reported half of leaseholders across the estate have been visited by Carter Jonas. The valuations have been issued at Hillbeck with discussions with 4 out of 5 leaseholders in Hillbeck.
- 5.5 The Demolition Notice will be advertised in Southwark News in next couple of weeks.
- 5.6 NK proposes to Report to Cabinet in December to recommend the start of Compulsory Purchase Order process in Hillbeck. This is to help to get leaseholders to engage. **NK to explain process at November RPG Meeting with a draft of the report.**
- 5.7 AL asked if there are other ways that leaseholders will be contacted? NK Will organise a leaseholder meeting. LBS would like feedback to leaseholders' experience of Carter Jonas.
- 5.8 LBS have not yet agreed a price with any leaseholder.
- 5.9 Proposed CPO will only be for Hillbeck. LBS expect demolition in 2022. NP asked if the Hillbeck leaseholders were aware of Cabinet Report on CPO? NK will contact leaseholders from 22.10.21.
- 5.10 AL asked about shared equity offer, NK said that there was a detailed note that will be on the website. [Include link here](#)
- 5.11 MT reported that of the 32 Hillbeck homes, 6 are empty homes, one tenant moved today, there are 21 tenants to rehouse. Most want to remain on the estate.
- 5.12** The Local Letting scheme is outlined in the draft newsletter, Hidden Homes are ringfenced first to Hillbeck residents then people who live elsewhere on the estate. LBS will look at empty homes when they come up and refurbish and offer to people in Hillbeck. MT, ST and Ricky Bellot work on Phase 2 of LLS. NP asked about timescale for a draft Local Letting Schem. **MT hopes to have something to circulate for November RPG.**
- 5.13** AE asked whether ringfencing was only one bedroom homes. It is as the Hillbeck housing need is only one bedrooms. Larger Hidden Homes are ringfenced to people across the estate.
- 5.14** NK reported that tenders had been received, the preferred Developer/Contractor partner is selected. There will be a Pre Contract Service Agreement to have input into the Planning Application and provide other advice e.g. finance, housing for sale, and local employment. LBS expect to announce on 29 November. NK thanked AE, PK, and Jordan for their help in selection. The Developer/Contractor will be at December exhibition to meet residents.
- 5.15 Manor Grove Update** – included in Design Update.
- 5.16 Draft Newsletter** – MT reported that the newsletter was ready to print. He had included some information on Home Loss Payment which is now £7,100. Introduces the Design Team, and an article on Hillbeck, and opportunity to work with Ledbury Architects.
- 5.17** Date of 4 November trip to be updated in Newsletter.

## **6. Matters from Minutes of Meeting 9 September.**

- 6.1 (3.7) More detail had been provided in Resident Engagement Plan circulated with the papers for this meeting.
- 6.2 (4.6) **dRMM to arrange meeting for residents and contractor at Towers.**
- 6.3 (4.9) **Electronic Noticeboard – Outstanding. SdT and NK.**
- 6.4 (4.10) **Sdt to include specific tasks for Housing Management in Engagement Plan. Outstanding.**
- 6.5 (5.1) Design Issues Log was circulated.
- 6.6 (7.1) Hidden Homes and Local Letting Scheme. More detail at November meeting. There is an article on principles in newsletter.
- 6.7 (7.3) Legal advice from barristers to Council. **NK will provide before the leaseholder meeting if it is circulatable.** NK will circulate a summary at the least.
- 6.8 (7.6) Schedule of Surveys – included in this meeting.

## **7. Any Other Business**

- 1.1** AE noted that the time for residents to engage, individually and collectively in the process was now.
- 2.1** AE asked all residents to think about organisations they discuss the estate plans with. There had been social media posts saying that there was no consultation on Tustin which is not true.
- 3.1** AE thanked staff members, Sharon Burrell, Sophie Williams and Susan du Toit for addressing residents issues at the coffee mornings.
- 4.1** AE thanked dRMM and Pulse for the way they have handled the information and personalities. He hoped it would continue. He thanked Neil Onions for his culinary skills.

## **9. Date of next meeting – 11November 2021.**

Neal Purvis 22.10.21.