

Tustin Estate Project Group Meeting
Thursday, 11th November 2021 by Zoom

MINUTES

Andrew Eke (TCA Chair) - AE
Andy Chaggar - AC
Paulette Kelly - PK
Patrick McDermott - PM
Francis Phillip - FP
Neal Purvis (Open Communities) - NP
Murselin Islam (Open Communities) – MI
Andrew Johnson (LBS) - AJ
Neil Onions (Beyond the Box Consultants) - NO
Sam Skogstad (dRMM) - SS
Sonia Dasoar (AKA) - SD
Tessa O'Donnell (ExA) - TD
Tonia Tkachenko (dRMM) - TT
Neil Kirby (LBS) - NK
Susanne Du Toit (LBS) - SDT
Modupe Somoye (LBS) - MS
Mike Tyrrell (LBS) - MT
Sharon Burrell (LBS) - SB
Russell Dobson (Pulse Consult) - RD

1. Introductions and apologies for absence

- 1.1 NP took the Chair and invited all participants to introduce themselves.
- 1.2 Apologies were received from Andy Chaggar and Sharon Burrell for lateness.

2. Minutes of TEPG meeting 14th October 2021

- 2.1 Minutes were agreed as an accurate record.

3. Feedback from Design Team on Design progress and Consultation

Design Work update

3.1 TT summarised feedback from TEPG meeting on 14th Oct 2021. The need for a mix of both open plan, and separated living, kitchen and dining spaces in the designs will be considered. (Full summary is included on the page 3 of presentation)

3.2 Tower Court Study Trip - SD informed residents had a good visit at the Tower Court project, Clapton Common, Hackney with access to properties and roof. Residents liked the sliding glazed door that separates the kitchen living/dining areas, large size of the terraces that are adjacent to living/kitchen frontages, materials were a high quality and enjoyed the finishes in all spaces, specifically the kitchens, bathrooms, communal entrances (Full summary of the trip is included on the page 5 of presentation).

3.4 PK added that the large, tall windows are good and make the rooms look bigger. Otherwise, everything else was as described by SD. PK enquired whether the room size standard was pre 2019 standard and whether Tustin properties will be same size or bigger than these units? She also added that rooms looked smaller compared to overall size of the units. SD replied these are pre 2019 GLA standard so Tustin properties should be bigger than these units.

3.5 AE requested the project team to use the finishing standard of Tower Court as a minimum standard for Tustin. Roof top raised beds are ideal for residents to stay active, but it also brings the challenge of maintenance and what happens once the planters life cycle ends, these issues needs to be discussed in the future.

3.6 Designer and Makers week (Social Value) - NO informed this had taken place during October and four young people got engaged. A competition was arranged for under 25-years olds to design a new pocket park for the Tustin Estate. This programme designed to up-skill young participants, engaging them in the design of the green spaces on Tustin, whilst introducing them to careers in the built environment. The winner gained a cash prize and a paid two-week work placement (at London Living Wage) architect.

3.7 Co-Design workshops – TT informed community facilities and landscape issues and ideas are being discussed during Thursday coffee mornings, Design Sub-group meetings and study trips. Dates of the Oct, Nov and Dec events were shared. NO informed Thursday coffee mornings will become coffee days as they intend to provide longer engagement hours until 5pm. 11th December event will have Christmas themes to inspire residents' engagement. NO and HM team will do door knocking and make telephone calls to residents to raise awareness.

3.8 AE raised concerns about how these events' notifications are not meeting notification standards and also suggested all such event dates to be included in the future newsletters.

3.9 PK wanted to know whether the Manor Grove event is open to all residents. TT confirmed it is.

3.10 NO informed that all the project related information including the event notification will be part of the new Tustin community website and this will help residents to be kept informed in a more organised way.

3.11 Masterplan – TT informed the following:

- Masterplan update (page 15 of the slide show) with Yellow blocks (Phase 1), Blue blocks (Phase 2) and Orange blocks (Phase 3).

- split between social housing and market sales units has not changed.

- In phase 1 buildings are slimmer to allow dual aspect of windows on both sides.

This has led to increased block height on certain areas to allow to keep original number of units.

- Adjusted heights along Old Kent Road and Ilderton Road

- Design development of Phase 1 buildings

- Developing vehicular, pedestrian and cycle routes through Tustin

- Extension of Building B to overlook the Tustin Common on the west

- Development of school design

- Reduction of height and roof articulation to Plot E

- Increase in height to plot J and improved orientation

3.12 Character areas include Old Kent Road, Hillbeck extension, Ilderton Road and Manor Grove.

3.13 The proposal for Old Kent includes an active public realm and commercial frontage - retained mature existing trees - pedestrian gateway to Tustin common - presents a frontage to OKR and barrier to road noise.

3.14 Ilderton Road site includes secondary frontage to the Tustin estate incorporating cycle pathway and enhanced public realm, it presents a barrier to Ilderton road. There will be mid-height buildings with park frontage and maximising park views from homes.

3.15 Hillbeck extension will be forming the key mixed-mode north-south connection through the masterplan with mid-rise buildings.

3.16 AE asked about the clarification of the heights of Kentmere (Plot D). TT informed that these are revised down to three floors and maintain six floors to the west to allow day light to Manor Grove gardens.

3.17 AE asked whether these height changes have any impact on original unit numbers? NK confirmed that at this stage dRMM only reflecting residents' comments but also adjusting height on some blocks to achieve 690 units as originally planned and agreed. It is still according to the Master Plan as per ballot.

3.18 NK also clarified that these ideas are still in consultation stages with the idea to have a version by December for exhibition and then come back to TCA and RPG, before forming the basis of the planning application in January.

3.19 FP raised concerns about access roads near Ullswater may draw in too many bicycles and scooters passing through. TT informed this access road will be for residents, services, and emergency use. It will not be open to public use. Plot C (Hillbeck and Ullswater) and Plot A (Bowness) will require vehicle access to number of parking bays around the blocks.

3.20 Landscape update by TD in response to residents feedback:

- Over 55's - Landscape features, such as communal planting and water, are being incorporated into the emerging illustrative proposals.
- Tenure and Landscape Quality - A high quality landscape approach is being considered for the entirety of the Estate and value is not reflective of the tenure. Emphasis is being placed on communal spaces that benefit the wider community at Tustin.
- Tree retention - This is a key strategy for the landscape and the design team are working to retain as many as possible.
- Ground floor homes - All homes to ground floor have access to external private amenity space.

3.21 Next meeting will have more detailed plan reflecting all consultation that has already taken place and will be taking place in next few weeks.

3.22 Incorporation of water features can have options of water jets, water pump & lock gate, water channel with shutters, mini fountains, jets & pool, splash pad, water rill, fish pond, traditional fountain, bird bath and SUDs. Team is working on what the maintenance challenges and cost will be for each of these options.

3.23 Plot C (Hillbeck) has the opportunities of split or single car parking, communal garden bounded by two car parks, linear play route and integrated bike parking along Southern path.

3.24 Plot G (Heversham) has the options of play space, establish planting areas, activate clear zone with pavement painting, temporary planting to create buffer between road and new development, play porches integrated with social gathering space, community planting boxes and defensible planting to private terraces within internal communal garden during phase 1 as well as in the long term.

3.25 Plot D (Manor Grove) has the opportunity for North-south connection primary route providing key access to the Tustin common, various play along the way elements integrated through the streetscape, community planting boxes along alleyways, differentiation in surface treatments to indicate private and semi-private spaces and minimum 800mm defensible planting to front gardens.

3.26 TD discussed various bike shelter options including internal and external options with safety aspects, option with green roof bike shelter as well. AE suggested for solar panel to be installed on the roof of bike shelter if possible. NP said residents living on higher floors could benefit from either designs on, or the greening of, the bike shelter roofs.

3.27 TT informed (Plot G1 along Heversham) the design works involves communal entrance, entrance to maisonette homes, bike store entrance, bin store entrance, following masterplan red line, future masterplan plots, consented schemes, lobby, cycle store, refuse store, Plant (electrical sub-station, boiler room etc), 3B Maisonette, 4B Maisonette, private garden / defensible planting (page 29 of the slide show). Biggest constraint is the proximity is Ilderton Rd. Entrance will be from Ilderton Rd and will have view of green space in the courtyard. Also the Design Team are looking into maximising numbers of family homes with garden towards the western end of the block. Plant room will be able to serve other buildings in the area namely Plot G2 and Plot F.

3.28 Sprinklers will be installed where there are building over six stories. FP asked why we are not having district heating for all the buildings. AE informed that some people do not want this, but this is still an option for residents. TT informed that various energy options are being considered and on 25th Nov design workshop will be attended by MEP and sustainability consultant.

3.29 Upper floors consist of two cores, three lifts and two stairs connected by deck access. All the homes have dual aspect windows. Larger homes will be on the corner of the block.

3.30 AE asked whether consideration was given to other blocks specially Kentmere (Plot E) as its refuse area may be facing towards Tustin Common and how service vehicle will access them. TT confirmed that there will be access for service vehicles as well as emergency services on the Common side of the block.

3.31 SD updated on Plot D by JA Projects (Manor Grove) – Width of the new homes should be aligned with Manor Grove. New terrace homes (South to North) will be characterised in with current Manor Grove looks and will be facing the Common. North South green connection to Tustin Common will bring more community ownership of the whole estate. The space between entrance/front door and pedestrian getting planned with option of a front garden or planters or recessed entrance. This will be discussed in length during the Manor Grove event on 13th Nov.

3.32 New homes have consideration of back gardens, balcony on upper floors to provide more space and the design concept in line with existing houses so they do not look different. New homes will be 2 and 3 stories. Green space near Manor Grove will be kept as much as possible including retaining current trees. South North green link to Tustin Common may have play along the way and seating elements.

3.33 Plot C (Hillbeck) update by SD – This block has a height of 9 stories, 7 stories and down to 6 stories block and has been influenced by daylight and sunlight impact. Key elements of design are well overlooked street, widened public realm around entrance, front Gardens, creation of new public space, retention of 2 Category A trees, new North-South connection, deck access promoting dual aspects flats, generous shared garden for play and socialising and re-provided car parking to the south and north of the site. Design workshop feedback includes retention the existing trees, the building shape was liked, new neighbourhood green was enjoyed as a welcoming public space, to see greenery on roof, lighting along the

street and around parking areas was important for safety for corners of site, and the need for good storage inside.

3.34 Ground floor plan includes widened pavement toward green neighbourhood space - opposite school entrance, 1 bed with gardens group - with front gardens, both entrances face new street, plant sizes updated - grouped around cores, bike storage split - internal and external and bin storage - next to loading.

3.35 Upper floor layouts include separate Decks, South facing projecting balconies overlook street, 98% Double Aspects Units, deck facing public space and deck facing amenity.

b. Survey Schedule

3.36 TT shared a table of surveys that showed surveys are ongoing and planned for near future. Ecology survey has been completed. UXO means potential unexploded ordnance on space on the estate which has not been dug up in the past. NK confirmed that all the completed survey will be available on the website for residents.

3.37 AE asked if CCTV survey finds problems that need to be fixed whether it will incur cost for homeowners. NK informed this will be looked at in the future but also there will be elements of what the contract says and then strike a balance considering how this affects the regeneration project as well. NP added that there are signs of problem in the drainage system from flooding of certain parts of the estate. NK said if there must be works done soon then cost implication to leaseholder and freeholders will depend on what exactly the works are and what the lease says.

3.39 TT informed there is planned meeting taking place Friday 12th Nov with Pilgrims Way School Headteacher about the school design and development works. Once these are completed the plan will be shared with the residents on 25th November event

c. Report from Design and Delivery Subgroup

4. These are discussed earlier in item 3.

5. LBS Update

a. Resident Engagement Plan

5.1 SDT informed apart from earlier engagement event discussed there will be a design booklet that will be sent to residents ahead of architect exhibition. Residents can be prepared in advance and can share their views about the plan at the Exhibition. There will be other means of feedback channel available including email address and Ledbury team will make phone calls as well.

5.2 SDT informed that next exhibition on 9th Dec is on the same day as RPG meeting in the evening and whether RPG members feels to hold it on the same day or even change the

exhibition day to a different day. FP said it will better have the Exhibition on another day. AE asked the date of the exhibition rather than the RPG to be changed.

5.3 SDT informed one exhibition is on weekday and another on a weekend to give opportunities to residents to get involved. Moving the dates further down may make designs works very tricky to report back on consultation to following RPG meeting. Another option to hold the first exhibition on different day of the same week. **SdT to work with Design Team to set Exhibition Date.**

5.4 NK informed the contractor developer will be attending these exhibitions as they are expected to be announced by that time.

5.5 AE reminded the project team that no one should ignore the 'Putting Residents First' standard and the way discussion were heading did not reflect that standard. NK clarified that it is not the intention of the team to do so, and they are doing their best to facilitate the standard. They will be looking into possibility of midweek exhibition on another date.

b. Rehousing update

5.5 Update had been circulated that informs there are 6 empty properties in Hillbeck out of 27 tenants, 27 out 5 leaseholders are engaged. There was a leaseholder meeting on Tuesday 9th Nov. There were more leaseholder queries engaging with the Council, followed up since the meeting and enquiring about the project timescale for their blocks. NK added the meeting was good, productive, and well attended and certainly gave the opportunity to address various issues including Valuations and Capital Gain Tax.

c. Contractor Selection

5.6 NK informed the Council are aiming to announce the contractor developer by next week and currently going through final stages of council bureaucracy.

d. Manor Grove Update

5.7 AC informed that Manor Grove residents emailed about the Saturday event which has been arranged with a very short notice and requested to arrange a second one which will be beneficial for Manor Grove residents. **TT is happy to hold another event and will consult residents about the date and time.**

6 Draft Newsletter

6.1 Next newsletter should include the name of the contractor developer. He added Housing needs update and demolition notice for various blocks needs to be included. How residents can engage section has been good and needs to be retained. Some of the terms that used in report should be clarified. Last newsletter confused some residents using 'Home Choice' which is same as 'Home search'.

7. Matters Arising from the Meeting 14.10.21

7.1 (3.4) for one and half room and consideration of benefit. **NK and housing team is looking into the impact of this.** AE informed some estates in LBS has a small room without window which are being used as storerooms, and in Tower Court visit residents have seen large storage rooms. This could be an alternative way of defining the small room. NP made clear the issue of benefits and bedroom tax needed to be considered.

7.2 (3.9) Residents had accessed inside properties at Tower Court and would like to do this on future visits. **TT to organise.**

7.3 (3.14) is about when exhibition will take place and now this has been discussed.

7.4 (3.35) dRMM need to set out detailed information on design work pre and post planning application stage so residents can understand. **TT to provide at DDG Meeting on 23.11.21.**

7.5 (3.46) MT has sent Housing Need Assessment Report and NP had circulated it.

7.6 (5.6) This was about CPO and there were some discussions in the last leaseholder meeting. The process with Hillbeck and Ullswater will begin after the cabinet meeting in December. AE raised issue regarding Marcus's statement on valuation and impact.. NK replied LBS were discouraged to take into account detailed current stock condition issues. As LBS is not refurbishing, they will not be using the Stock Condition Survey for valuations. NK confirmed that leaseholders will be offered the market value.

7.7 (5.12) **Local Lettings Scheme update is an outstanding item for future TEPG meeting.** AE said the definition of Key worker is required for future. NK informed they are waiting an update on that from GLA and as soon they receive the information it will be circulated. New definition has widened to include other groups who has been identified as key workers recently.

7.8 (6.2) Meeting and learning from residents and contractors at Tustin Towers. **TT to arrange and report back to the next meeting.**

7.9 (6.3) **Electronic noticeboard is still an outstanding issue. SDT are looking into the logistic and associated cost.** NP said it is taking a long time and it would have been helpful to have it now while all the events and meetings taking place. There is no time scale yet. AE informed there is a huge issue of location and only possible location is in front of the shops but there is also the challenge of power supply as no power point is available.

7.10 (6.4) **Housing Management involvement in engagement plan is still outstanding. SDT and AJ will work out a plan for HM engagement work and will inform at later stage.** NK informed he has already started discussing various aspect of block and tenancy management during and post regeneration programme. **NP suggested that Housing Management and Repairs team need to attend the exhibition as residents might have questions about those to services. AJ suggested that as parking is an issue parking team needs to be involved.**

7.11 (6.8) Legal Advice summary has been issued.

8. Any Other Business

8.1 AE informed there was a letter received by residents about disrepair. It is still LBS responsibility to carry out repair works in the estate. Repair Hub was an option but due to resources it has not happened.

8.2 AE thanked AH and SB for getting residents engaged during Coffee Mornings. But anxiety among the residents, especially ones with health issues gone up due to the uncertainty.

9. Date of next meeting

9th December.

Murselin Islam 16.11.21.