

Tenant Council

Minutes of the meeting held on 28 June 2016

Present:

Delegates and Deputies

Forum	Delegates	Deputies
Bermondsey East	Bill Wardell	
Bermondsey East	Hazel Bruce	
Bermondsey West	Mary O'Brien	
Camberwell West		Emmanuel Efemini
Dulwich	Bill Newman	
Dulwich	Jennifer Bevan	
Nunhead & Peckham Rye	Ian Ritchie	
Nunhead & Peckham Rye	Sheila Hayman	
Peckham	Jeanette Mason	Temitayo Ladele
Peckham	Bassey Bassey	Derrick Nkosana
Rotherhithe	Kiri Pieri	Jackie Wardle
Walworth East	Shaun O'Regan	
Walworth West	Angela Krime	
SGTO	Cris Claridge	

Observer(s):

Ledbury T&RA, Sue Slaughter
Margaret Onwuta, SGTO

Officers

Officer	Job Title
Stephen Douglass	Director of Communities
Paul Langford	Director of Resident Services
Brian O'Neill	Tenant & Resident Organisation Co-Ordinator
Tim Cutts	Planning Policy Team Leader
Ian Young	Departmental Finance Manager, Housing & Modernisation
Sean Regan	Senior Finance Manager, Housing & Modernisation
Emily Springfield	Litigation Team, Legal Services
Bernie Fay	Project Manager, Housing & Modernisation

Councillors

Non

Apologies:

Delegates

Delegates	Area Housing Forum
Val Fenn	Camberwell East
Steve Hedger	Camberwell East
Carol Vincent	Aylesbury
Tanya Murat	Walworth East

Officers

Officer	Job Title
Gerri Scott	Strategic Director of Housing and Modernisation
Lee Page	Resident Involvement Manager

Councillors

Councillor	Ward	Responsibilities
Cllr Radha Burgess	Brunswick Park	
Cllr Sunil Chopra	Nunhead	Chair Nunhead and Peckham Community Council
Cllr Catherine Dale	South Bermondsey	
Cllr Samantha Jury-Dada	Faraday	
Cllr Sunny Lambe	South Bermondsey	
Cllr Leo Pollak	South Bermondsey	Chair Planning Sub-Committee A
Cllr Stephanie Cryan	Rotherhithe	Cabinet Member for Housing & Modernisation
Cllr Bill Williams	Rotherhithe	Chair of Bermondsey and Rotherhithe Community Council
Cllr Sandra Rhule	Nunhead	

Item	Title of Report	Action
1.	Constitution and Standing Orders	
	Noted	
2.	Delegates and deputies	
	Agreed	
3.	Apologies	
	As Above. In the absence of Steve Hedger, Ian Ritchie took the chair.	
4.	Declarations of Interest	
	None	
5.	Attendance Monitor	
	Agreed	
6.	Minutes of 10 May 2016	
	Agreed (proposed Bassey Bassey, seconded Bill Newman)	
6.1	Matters arising from minutes of 10 May 2016	
	None	
7.	Reports	
7.1	Revised recognition policy	

	<p>Brian O'Neill, Tenant & Resident Organisation Co-Ordinator, presented two minor revisions to the policy. The first to remove the need to submit an application for recognition when an association has conducted a successful annual general meeting in the presence of an invited communities division officer. The second to clarify that only one T&RA will be recognised for a particular area of interest.</p> <p>Delegates noted and approved of this. Ian Ritchie noted that it would be good to revisit the TMO position at a later date. Document to be circulated as information to forums.</p>	
7.2	Old Kent Road Action Plan	
	<p>Tim Cutts presented the report. He outlined the expected benefits in terms of transport, homes and jobs. He said that it was a great opportunity to look at the whole environment of the Old Kent Road, particularly reduction of carbon emissions and flood risk. The focus at present was exclusively on former or present industrial/retail sites but this would not preclude regeneration on estates. He drew attention to the heritage areas such as the former Surrey Canal route. The Old Kent Road community forum has been established and he distributed information about future meetings. An invitation was extended to them. Consultation would be taking place till 23rd September.</p> <p>Kiri Pieri queried the level of affordable homes provision Tim said that it would be in line with the published policy – 35% would be social with 70% at a social rent.</p> <p>Bassey wanted to know how many homes would go Tim said none of the projected 20,000 homes would be on housing land.</p> <p>Jeanette inquired about the Kentish Drovers pub Tim confirmed it is listed.</p> <p>Shaun highlighted that there is opposition to building on housing land. There should be no demolition without consultation and ballot. Tim responded that is not the focus here but nothing could be ruled out in the future of course.</p> <p>Bassey asked who was funding and what sort of jobs there would be Tim responded that as this is largely not Council land so it will be a mix including developers and housing associations. The jobs would include those in offices, enterprises, workshops, light industrial spaces and artists.</p> <p>Derrick said he felt this was a presentation not a consultation Tim described the work of the consultation forum and gave background on its work. He pointed out the importance of real consultation as the matter would be placed before an independent planning inspector. This is a golden opportunity for people to be involved.</p> <p>Cris mentioned the size of the document on line and said she had heard that Barclay Homes had been talking to residents on the Unwin and Friary Estate Tim responded that we have tried to summarise that in the document in the agenda pack. We need to have responses to Barclay Homes but have had no proposals from them as yet.</p> <p>Kiri queried as to consultation with his local work place. Tim described what had happened and the level of response so far from businesses.</p> <p>Ian asked about land banking.</p> <p>Tim set out the methodology used. There is a changing community infrastructure levy but it is envisaged that 150-160 million will be raised with 25% going to local projects. There is the sanction of refusing planning permission if this becomes problematic.</p>	

	<p>Ian asked how far TFL was involved.</p> <p>Tim responded that they were signed up for the Bakerloo line extension and the Mayor was on board.</p> <p>Ian wondered why with so many estates nearby the matter was just here now. He felt that there had been little effort and there was not enough time. Tim reminded that this was done via the Old Kent Road forum and that cabinet had approved the 3 month consultation period which is consistent with the statement of community</p> <p>Ian thanked Tim for his contribution and note that his team would be attending relevant forums.</p>	
7.3	Update on water charges case	
	<p>Stephen Douglass referred to the papers in the agenda pack. Affected residents would be receiving a letter shortly giving information about their refund status. and informed that the Council would be consulting on changes to the agreement with Thames Water. On the issue of queries about compensation the preferred method is online but the call centre will have a dedicated number.</p> <p>Ian commented on the high level of digital exclusion, impeding many residents. Stephen said that the letter would have a phone number.</p> <p>Kiri asked about aging people's deductions. He was informed this was part of the calculation. In the case of joint tenants, both would be written to as joint tenants.</p> <p>Bassey asked about a letter for TMOs. He was informed this would be dealt with; information was requested.</p> <p>Hazel asked about dates – was there a backdate possible?</p> <p>Ian Young said that the Council had already back dated.</p> <p>Ian Ritchie asked if there was an update on eviction guidance.</p> <p>Emily Springfield responded that current possession proceedings were not at present being pursued where this matter is an issue.</p> <p>Ian Young confirmed that there are no further cases in the pipeline.</p> <p>Ian Ritchie asked if this would lead in to change.</p> <p>Shaun Regan said it required six months notice and this had not been invoked by the Council.</p> <p>The chair thanked the officers for attending.</p>	
7.4	Update on staff restructuring proposals	
	<p>Stephen Douglass introduced the paper; Paul Langford and he guided the delegates through its contents. They gave background that it contains a rebalance of management responsibilities. The borough lends itself to division into north, central and southern areas and we need to achieve a balance of properties within them. There is a reduction in back office staff but only so much can be done. Temporary accommodation and sheltered housing have been pulled in. Voids management has moved to asset management.</p> <p>Bassey pondered its impact on forums. Stephen said a paper was being prepared to focus on more co-ordination.</p>	

	<p>Shaun asked about staffing levels at the contact centre. Officers said that they would report back on that.</p> <p>In response to Ian's concerns about staff paid for out of the tenant fund, Stephen confirmed that they were still with in the same reporting structure.</p> <p>Cris reiterated concerns about the delivery of area forum support. Stephen sais this would be visited in September.</p> <p>Ian queried resident involvement if structure consultation.</p> <p>Stephen emphasised that staff placement was a Council matter.</p> <p>The Chair closed the matter commenting that tenants need to be a part of consultation and want to be part of how the structure works.</p>	
7.5	Correspondence	
	<p>Bernie Fay was present to answer any queries on the letter relating to My Southwark Homeowner Agency from Richard Selley, Head of Customer Experience. Bill asked about private landlord registration. It was confirmed that this was operative within designated areas with plans for rolling out further.</p> <p>Cris explained that her letter addressed concerns about cancellation of local forums for lack of business.</p> <p>Ian noted that he had checked the agenda of papers being presented to cabinet and that there were many not coming to Tenant Council that should be as they had an impact on tenants.</p> <p>Stephen responded that we need an annual plan for Tenant Council with area forums being part of the Council diary.</p> <p>Bassey Bassey emphasised that the forum chair should be central in any decision on postponement or cancellation.</p> <p>Cris emphasised the need and purpose of forums.</p>	
8.	Any other Business	
	<p>The Chair stated that the Heygate developer and the Council had the same solicitor. Payment was now due but the developer is claiming there is no profit at present and therefore no payment at this stage. He moved that legal advice be obtained on this especially to ascertain was the Council wrongly advised. He felt funding could be obtained from the tenant fund. A vote was unanimously voted in favour of this. It was proposed Angela Krime, seconded by Sheila Heyman.</p>	
9.	Next Meeting	
	25 July 2016	
10.	Appendices	
	Working Party and Task & Finish Group noted	