AGM

MINUTES

Meeting: NUNHEAD & PECKHAM

Date: THURSDAY 6 OCTOBER 2016

Time: 7:30 PM
Held: 132 QUEENS ROAD
     PECKHAM
     SE15 2HP

Present: Myrtle Howard  Martin Neusum
         Ian Ritchie    Jennifer Campbel
         Heather Griffith  Joan Morris
         Sheila Hayman  Monsurat Ansorin
         Angela Taylor   Cris Claridge
         Merline Howel  Chris Meregini
         Petu Cuberbatch  Kofi Boakye – Yiadom
         Geraldine Francis   Ola Akinsola (OA)   (LBS)
         Chinwe Nwodo (LBS)

Apologies: Lorraine Becks

Welcomes and Introductions

The forum chair CC welcomed everyone to the AGM meeting and summarised
the yea, thanking delegates for their resilience despite the difficulties they are
facing due to lack of active consultation with the council and councillors.
CC also highlighted the fact that TRA’s had diminished and it would be a good
idea to get residents involvement to attend forums and to address this.
CC also mentioned the non attendance of the ward councillors to forum
meetings. CC reminded delegates of the exercise which took place a few years
back between residents and councillors defining Information, consultation and
participation. Out of the 3 agreed only information is currently provided.
CC thanked OA and his team for all their hard work since Francis Bonikowski left
mid year.

OA gave a brief overview of his time at Southwark and thanked delegates for
their time and input at forum meetings.

Ian thanked Ola, saying he appreciated the hard work his officers carry out
and they are a credit to the council.

OA led the elections which were as follows:
### Nunhead & Peckham Rye Area Forum AGM Elections

Held Thursday, 6 October 2016

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HOIIS – Home Ownership Independent Information Service (for information only)

Joan Morris gave a summary of the service; explaining the name change and where this project was currently at in terms of its development.

Delivery of 1500 homes Pipeline (for information)

IR informed delegates the funds for the original plan of 11,000 new homes was virtually impossible given the present state of affairs.

Safe as Houses (for information only)

Ian Ritchie addressed delegates providing a summary on the key points to be considered with the introduction of universal credit in 2017. He reiterated the fact that many of the policies implemented would affect several families in the borough as schemes like pay to stay, tenancy changes and Universal credit are rolled out.

He questioned the validity of the claim that “Universal Credit aims to reduce poverty, by making work pay, and to help claimants and their families to become more independent. It also aims to simplify the benefits system by providing a single, monthly, payment based upon the circumstances of the household. Support for housing costs, children and childcare costs are integrated in the new benefit. It also provides additions for disabled people and carers.

He also updated delegates on the results of the pilot scheme which was not really successful. He also felt that it wasn’t wise to give residents their rent to pay to the council.

Ian also pointed out some of the terms and conditions of universal credit such as it would only be paid into a bank account, was paid 1 month in arrears, and research could cost up to £80,000 of which Tenant Council had agreed to contribute £20,000.

Other points to be considered were pensioners would be included in the arrangements, what has been done to address issues that were raised during the pilot scheme? Many residents would require assistance to help them understand and manage the new system.

CM felt there should be training of members of TRA’s to enable them assist residents if required.

Report on Housing & Planning Act – Perry Singh

Ian Ritchie informed delegates the original bill was now an act which is currently targeting council housing.

Issues with this were

- Pay to stay
- High value properties used to fund housing association right to buy schemes
- Secured tenancy no longer secured once you move
- New tenancies are now between 2-5 years and renewal is subject to conduct of tenants within the tenancy period.
- Children will not inherit tenancy under this act.
- Brown field register means councils will sell land to get funding from developers.
### Heygate Disposal Briefing (for information only)

**Old Kent Road Studio Project – Tenant Fund Investment from Tenant Fund Budget 2016/17** (for information only)

Ian Ritchie pointed out a few issues with the proposed regeneration of the Old Kent Road an example being Tustin Estate to be demolished.

Ian agreed changes should be carried out but not within the present proposal laid down which will affect over 30,000 people living and working at Old Kent Road.

£50,000 had been taken from the reserve fund for this project and more funds had been found making the final figure £100,000.

Ian pointed out the fact that apart from the estates, the council does not own much of the land on the Old Kent Road.

### Southwark Future Steering Board Annual Report (for information only)

**Reports**

**Managers Report**

None

**Report backs**

None

**Tenants Council**

None

**Tenants conference working party**

None

### SGTO

None

### AOB

None