

# Elmington Resident Steering Group

on

Monday 11<sup>th</sup> March 2013, .615pm – 8.15pm

at

Harris Street Housing Office, London SE5

## Attended by

### Southwark Council

Nnenna Urum-Eke  
Deborah Battiste  
Claudette Morris  
Donna Mallon (minutes)  
Noel Ene  
Loretta Aniemeka

Housing Regeneration Manager  
Housing Regeneration Team  
Housing Regeneration Team  
Housing Regeneration Team  
Resident Services Officer South Area  
Resident Services Officer South Area

## Apologies

- Cllr. Dora Dixon-Fyle
- Cllr The Right Reverend Emmanuel Oyewole
- Sharon Shadbolt

### Notthing Hill Housing

Jo Palmer  
Marcia Coke  
Ellis Kwai  
Joe Pitt  
George Pitt

Project Manager  
Ardmore Construction  
Ardmore Construction  
Ardmore Construction  
Ardmore Construction

## Attendees

Limel To  
Soraya Khan  
Friday Ans  
Mary Ojo  
Pauline Boyd  
Umu Kamara

9 Eldridge Court  
17 Chiswell Street  
39 Wesley Close  
39 Wesley Close  
17 Broome Way  
9 Broome Way

## Open Communities

Tom Hopkins  
Independent Tenants Advisor

Item		Action
1.	<b>Review of Minutes and Matters Arising</b>  Accurate account of the minutes was recorded.  <b>Matters Arising</b>  Addresses were amended from the last meeting.	
2.	<b>Site A &amp; B Update</b>  The works will start on site next month; the site will consist of social rented properties, shared ownership properties and properties for private sale. There will be 279 units in total of which, 95 units are for private	

sales, 121 units for shared ownership and 63 units for social renting.

The properties for social renting and shared ownership will be completed by October 2014 and the units for private sale will be completed by March 2015.

Ardmore Construction confirmed that some of the hoarding had to be taken down because it was unsafe. New hoarding will be put back up before the works are due to start.

Ardmore Construction also advised that they are in discussions about closing part of Edmund Street for the duration of the building works the reason for this is to control the flow of traffic.

Claudette Morris (CM) asked that NHHT forward information regarding road closure proposals so that Southwark's website can be updated.

NHHT and Ardmore Construction have training and employment opportunities for local residents. There will be 11 full time jobs for those with construction qualifications and experience and a further 25 training placements will be available. Ardmore Construction will be on site to discuss if anyone is interested in applying for a posts or training opportunities.

Ardmore Construction is working in partnership with Lewisham and Southwark Colleges and Southwark Work Place. Nick Wolfe is the contact person; please refer any enquiries to Nick Wolfe and Deborah Battiste. An open day will be held with NHHT and Nick Wolfe concerning the apprenticeships that will be on offered to young people and residents in the area.

NHHT are keen for the RSG to get involved in naming the new blocks of flats. Nnenna Urum-Eke (NUE) advised that residents should be involved; the process should include letters being sent to residents, focus group meeting to discuss options and a vote on the block names. Other stakeholders to consider include local businesses, tenant and resident associations and the local groups.

NHHT confirmed that people wishing to return to the site once the properties have been built will be given a choice of colours of paint on the walls and a choice of kitchen cabinets, but, NHHT would need to know their bed need and which property they would be allocated.

Claudette Morris (CM) confirmed that Southwark would feedback any information received from residents wishing to return on the above point.

One of the residents wishing to return asked how long before the project was completed and would he have the right to buy the property.

**Action Point 1:** Jo Palmer (JP) to check NHHT policy on the right to acquire and advise the resident.

**JP**

	Tom Hopkins (TH) pointed out that the discount for right to buy is not the same as the right to acquire.	
<b>3.</b>	<p><b>Update on Sites C, D, E &amp; G</b></p> <p>Family Mosaic is in negotiations with Southwark council to agree and sign a contract. It is hoped that the contract will be signed by Family Mosaic at the end of April 2013. Family Mosaic will be consulting on how they will build on each individual site. They will be sticking to their original bid.</p> <p>Southwark aim to start the Compulsory Purchase Order (CPO) process this summer to meet the void property date of 2014. Hoping to start the referencing for CPO before the summer.</p>	
<b>4.</b>	<p><b>Benhill Road Nature Garden</b></p> <p>Further to a meeting that was held on 3<sup>rd</sup> October 2012, Family Mosaic and Bellway were in attendance, no one from the local area or estate attended this meeting.</p> <p>Southwark will be looking to arrange a meeting with Family Mosaic to enter into an agreement with Family Mosaic to deliver the landscaping and erect the sculpture on the school wall. Southwark would like to find out what Family Mosaic will be contributing towards the cost of the garden works. The garden will be handed back to the council when the landscaping works have been completed.</p>	
<b>5.</b>	<p><b>Rehousing Update &amp; Decants</b></p> <ul style="list-style-type: none"> <li>• Registrations on Site D</li> <li>• Registrations on Site E</li> <li>• Registrations on Site G</li> <li>• Households rehoused from site D</li> <li>• Households rehoused from site E</li> <li>• Up date on leasehold acquisition</li> </ul> <p><b>Site D – 1 – 27 &amp; 29 – 59 Benhill Road</b></p> <p>Registrations on site D – all households have been registered.  17 tenants have been rehoused  11 re-let to temporary accommodation team  7 secured against squatting  3 tenants to be rehoused  30/11/12 – End of bidding notification letters sent to all remaining tenants.  10 leaseholders – 2 leaseholders completed for site D</p> <p><b>Site E – 1 – 51 Houseman Way &amp; 90 – 106 Benhill Road</b></p> <p>51 tenants have been registered for site E</p>	

	<p>All tenant registered  35 tenants have been rehoused  27 re-let to temporary accommodation team  6 secured against squatting  16 tenants to be rehoused  9 leaseholder – no leasehold decanting for site E</p> <p><b>Site G – 30 – 72 Lomond Grove; 1 -20 Broome Way &amp; 1 – 12 Flecker House</b></p> <p>Total 42 tenants  Total of 12 leaseholders  28 tenants have been registered for site G  3 tenants outstanding to be registered on site G  2 served with notice to quit  9 tenants have been rehoused  7 re-let to temporary accommodation team  33 tenant to be rehoused  12 leaseholders – 2 leasehold completions.</p>	
6.	<p><b>Camberwell Pavilion/Library</b></p> <p>Planning application has been submitted this month. Looking to start work on site in the summer of 2013. Library should be open by autumn 2014. There was a consultation day on 2<sup>nd</sup> March 2013 and more information is available on Southwark's web site.</p> <p><b>Action Point 2:</b> Donna Mallon (DM) Put to Camberwell Pavilion/Library web page link in the minutes.</p>	<b>DM</b>
7.	<p><b>A.O.B</b></p> <p>One of the former residents asked when he will be able to bid for one of the new properties. Jo Palmer (JP) advised that the completion date for the social rented properties will be October 2014. Should be able to bid by the end of 2014.</p> <p><b>Action Point 3:</b> Noel Ene (NE) to discuss one of the residents who wished to return with Deborah Battiste (DB).</p> <p>Deborah Battiste (DB) confirmed that letters had been sent to residents that had expressed an interest to return to the Elmington. (DB) asked those in attendance to hand in their Option to Return form.</p>	<b>NE and DB</b>