

Elmington Resident Steering Group

on

Monday 16th April 2012, .615pm – 8.15pm

at

Owgan Close, Benhill Road, London SE5

Attended by

Southwark Council

Claudette Morris
Donna Mallon (minutes)
Noel Ene

Estate Regeneration Team
Estate Regeneration Team
Resident Services Officer South Area

Members

Mary Bassett (Chair) 2 Houseman Way
Marie Thomas 4 Houseman Way
Robin Thomas 4 Houseman Way
Mrs A Delano-Seal 5 Houseman Way
Daniel Ukaegbu 21 Drayton House
Sharon Dawes 44 Houseman Way
Heip Huynh 10 Houseman Way

Observer

Sara Allen 20 Sears

Notting Hill Housing Trust

Roger Arkell NHHT
Lawrence Norton NHHT

Tenants Friend

Neal Purvis Open Communities (ITA)

Apologies

- Cllr. Dora Dixon-Fyle
- Cllr The Right Reverend Emmanuel Oyewole
- Cllr. Ian Wingfield
- Sharon Shadbolt
- Sarah Allen
- Mr Thomas
- Pat Farr
- Nick Farr

Item		Action
1.	<p>Review of Minutes and Matters Arising</p> <p>Accurate account of the minutes was recorded</p>	
2.	<p>What will Happen Next on Sites A and B - Edmund Street</p> <p>Roger Arkell thanked the RSG for their supporting letter. NHHT Planning application was approved on 22nd March 2012.</p> <p>Roger Arkell introduced Lawrence Norton who will be taking over from Roger as the senior project officer for NHHT.</p> <p>NHHT have three months to complete the purchase of the land sale for sites A and B and anticipate completion will be around 22nd June 2012.</p>	

	<p>Lawrence will be responsible for putting a specification package together for tender information to potential contractors. This will be completed within 8 weeks. The contractors will then be asked to provide a cost for building units.</p> <p>(NP) asked NHHT if the RSG could be involved in the specification to potential contractors.</p> <p>(LN) will forward on specification to (NP) (for tenanted properties only). NHHT will ask residents who want to return to get involved with residents choices process and will high-light where choices will be.</p> <p>Lawrence Norton said that NHHT would like to involve the RSG in the contractor selection process.</p> <p>It is anticipated that construction on both sites A and B will take 2 to 3 years to complete.</p> <p>Action Point: (LN) Lawrence Norton to provide NP with specification regarding contractor selection.</p> <p>(NL) advised that they are looking to select 4 contractors to interview announcing the successful contract by the end of October 2012.</p>	
<p>3.</p>	<p>Progress on the Land Sale Process</p> <p>All pre-application meetings have now concluded. Final bids should be received by June 2012. Process has been delayed due to changes by planning requesting meetings prior to submission.</p> <p>(NP) mentioned that the site opposite Houseman Way has no controlled parking. There should be one approach to all parking in the area.</p>	
<p>4.</p>	<p>Report on Leaseholder Drop in Session</p> <p>(CM) confirmed that a leaseholders drop in session was held on 4th April 2012, from 5 pm to 7 pm.</p> <p>4 leaseholders attended and obtained some information regarding leasehold issues and buy-backs.</p> <p>Generally leaseholders should contact Home Ownership Unit and the Property department to get a valuation of their property.</p> <p>There is a meeting on Wednesday 18th April 2012 to discuss Drayton and Langland House refurbishment works and other issues relating to the Elmington estate.</p>	
<p>5.</p>	<p>Rehousing Update & Decants and rehousing of adult children/splitting households</p> <ul style="list-style-type: none"> • Registrations on Site D • Registrations on Site E • Registrations on Site G 	

	<ul style="list-style-type: none"> • Households rehoused from site D • Households rehoused from site E • Up date on leasehold acquisition <p>Registrations on site D – all households have been registered. 13 tenants have been rehoused 7 tenants to be rehoused. 10 leaseholders – no updates available</p> <p>46 tenants have been registered for site E. 5 outstanding to be registered 10 tenants have been rehoused. 9 leaseholder – no updates available</p> <p>22 tenants have been registered for site G 20 tenants outstanding to be registered on site G 1 tenant rehoused. 12 leaseholders – not updates available.</p> <p>There are still issues relating to rehousing adult children.</p>	
<p>6.</p>	<p>Benhill Nature Garden</p> <p>(CM) confirmed that the drafted brief had been forwarded on to (NP) and out of the two recommendations that the RSG made, only one can be implemented.</p> <p>In terms of maintaining the nature garden, it is hoped that volunteers and children and parents from the school will maintain the nature garden. The nature garden has been identified as a frog spawning area. Frog life organisation is applying for lottery funding for a pond. It is hoped that the tenders will go out before the end of next week. (CM) currently liaising with Frog Life org.</p> <p>A mother at the school has contact CM regarding the garden and would like to get involved. A company called P.A.Y.E will assess the Pied Piper sculpture and provide costs for preparation and erection.</p> <p>The vision for the sculpture is the school. We will be seeking their approval to the use of the wall overlooking the garden.</p> <p>Should be ready to go out for expressions of interest shortly.</p> <p>Mrs A Delano-Seal asked if her Yucca plant could be moved to the nature garden.</p> <p>(CM) confirmed that a feasibility study would be carried out regarding planting mature plants.</p> <p>Action Point: (CM) to call Cleaner, Green Safer regarding the RSG bid.</p>	

7.	Update on Camberwell Pavilion No updates at present. Project officer responsible for the management of this scheme will attend a future RSG meeting to provide an update when available.	
8.	AOB (NP) reminded (CM) that Edith asked for the policies used for rehousing residents on the Elmington estate. (CM) confirmed that the following documentation is being used to re-house tenants on the Elmington estate. <ul style="list-style-type: none">• Cabinet Report• Letting Policy	
9.	Date of next meeting - 14 th May 2012	

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