

Elmington Resident Steering Group

on

Monday 5th September 2011, 6.15pm –
8.30pm

at

Owgan Close, Benhill Road, London SE5

Attended by

Southwark Council

Jennifer Daothong
Noel Ene

Estate Regeneration Team
Estate Regeneration Team

Members

Sharon Dawes (Vice Chair) 44 Houseman Way
Sharon Wallis (Vice Chair) 47 Houseman Way
Pat Farr 68 Lomond Grove
Nick Farr 68 Lomond Grove
Annette Delano Seal 5 Houseman Way

Residents

P Copeland 2 Drayton House
M James 1 Drayton House
Charlie Barber 41 Houseman Way
Zoe Barber 41 Houseman Way
Steve Phillips 7 Houseman Way
Victoria Powell 37 Benhill Road
Theresa Ofoegbu 49 Houseman Way
Solomon Nation 30 Houseman Way

Tenants Friend

Neal Purvis Open Communities (ITA)

Nottinghill Housing Trust

Roger Arkell Nottinghill Housing Trust
Neill Campbell BPTW Architects
Zara Hosford Local Dialogue

Apologies

- Cllr. Dora Dixon-Fyle
- Cllr The Right Reverend Emmanuel Oyewole
- Nnenna Urum-Eke
- Sharon Shadbolt
- Cllr. Ian Wingfield
- Edith Fekahurbobo
- Mary Bassett
- Daniel Ukaegbu
- Donna Mallon

Item		Action
1.	Review of Minutes and Matters Arising Consideration of the minutes and action points to be considered at the next RSG meeting on Monday 10 October	
2.	Introduction to Nottinghill Roger Arkell (RA) from Nottinghill explained that he had some more developers drawings of proposals to show the RSG, and that Notting Hill will meet the Planners the following week. Once RSG and Planners views had been taken into consideration further work would be done	

before the Camberwell Consultation Day on 22 September. The street layouts, density and number of dwellings were unlikely to change very much.

Neil showed the RSG sheets that included images of what existed in the area in the past, from the beginning of the 20th Century. There was a canal and no Burgess Park in 1898,. In 1960s and 1970s slab blocks were built and then demolished. 10 years ago BPTW did some work on a masterplan for the estate. New homes were built as a result of this for the Council at the South end of Edmund Street and around Harris Street.

There were images of existing buildings in the surrounding area. There is the Evelina Mansions block at the North of Edmund St, and a variety of houses and flats of different ages on Southampton Way. Burgess Park is changing significantly.

The consultation carried out by Notting Hill asked people about where and how they wanted to see new links for people, bikes and cars. Their outline design for streets includes more East West routes with overlooked streets to provide natural surveillance and make the streets more secure.

The new blocks proposed are a mixture of houses and flats. There will be 2 to 3 storey houses on the South side of Notley Street with windows and front doors overlooking the street.

Neil showed a view of proposed development on Edmund St with a mixture of flats and houses. There are front gardens to provide defensible space to ground floor homes and trees planted with root sizes restricted to keep the height of the trees reasonable and reduce damage from tree roots as the trees mature.

There were questions on parking. There is mixture of parking on street, some parallel to the kerb, and some end on, with landscaping to stop it looking like a large car park. Roger explained that Notting Hill wanted to maximise the car parking and the Planners want to keep car parking down.

At the block at the North of the site between Edmund Street and Southampton, a car park underneath the podium with an internal courtyard or garden above will be accessible only for those living in the homes for sale block. Neal explained residents concerns with security of underground parking becoming a place where anti social behaviour is possible.

All blocks of flats will 3 to 6 storeys with the exception of the block for sale overlooking Burgess Park at the north of Edmund Street. Notting Hill would like that block to be 10 storeys high.

Neil explained that the material that the homes are likely to built out of will be brick, and there would be a variety of different bricks considered,

RA

	<p>with particular characters for particular blocks.</p> <p>Steve asked when the homes were likely to be ready. Roger replied that the planning application will go in before the end of 2011, with a planning consent hoped for in Spring 2012, start on sites by the end of 2012, and the first homes ready in 2014. The whole process of construction will take around 3 years. The social rented and shared ownership homes are likely to be completed first.</p> <p>Steve asked about moving into the new homes. Jennifer explained that residents have the option to return to new homes on the estate built within 5 years of the last tenant moving out of each phase.</p> <p>Roger explained that the next stage for Notting Hill is to at external elevations, heights of blocks, detailed numbers of size, type and location and location of homes. They will also look more closely at the internal design of dwellings. There will be a Design Workshop for RSG members on internal design on Monday 19 September at 6.15pm.</p> <p>Notting Hill expects to have 1 or 2 more meetings with Planners and then some wider consultation with the RSG and other neighbours.</p> <p>Sharon asked for homes for people with disabilities. Roger explained that the social rented homes are all built to lifetime homes standards and 10% of the homes on the development will be built to wheelchair accessible standard. For those above ground floor this means they must have access through 2 lifts, and each one must have a designated parking space. Notting Hill wanted to work with the Council to find out how many tenants are likely to need wheelchair accessible homes so that Notting Hill could engage with the tenants at an early stage to design the homes to their specific needs.</p>	<p>RA, NP</p>
<p>3.</p>	<p>Equalities Impact Assessment</p> <p>Jennifer introduced Claudette Wallace and Sally (Name) who were working with the Council's Regeneration Team to produce the Equalities Impact Assessment asked for by the RSG as part of the Cabinet Report in March 2011.</p> <p>Claudette explained that Equalities Analysis involves identifying which groups of peoples live on the estate, identifying how they will be affected by the different steps in the regeneration process and then making sure that the impact of the regeneration does not fall negatively on particular groups. Setting this down and monitoring it through the process make sure that the process is designed to meet residents' diversity of needs. She circulated a draft document that begins to identify the things that will happen on Elmington, the groups living here and the potential impacts.</p> <p>Sally explained that the Council has a duty under 2010 Equalities Act to enhance equal opportunities and foster good relations between people</p>	

	<p>on the basis of gender, race, disability, age, belief, sexuality and sexual re assignment. There are further duties on the Council due to the Human Rights Act and the right to private life and a home.</p> <p>The Citizen's Advice Bureau run sessions to help people to bid every Friday between 10am and 1pm in the Pensioners Centre on Camberwell Road, open to all.</p> <p>The issues considered will include refurbishment as well as moving residents, involvement in the design process, and how any negative impacts can be reduced. Where residents have particular communication needs these will have to be taken into account in providing information.</p> <p>Neal to work through the draft document with the RSG to get RSG comments for LBS.</p>	<p>NP and RSG</p>
<p>4.</p>	<p>Land Sale Process</p> <p>Jennifer circulated information that showed the timescale and steps in the Land Sale Process. She stressed the information was confidential.</p> <p>The information for the process to start are the site surveys, residents expectation document, 2 residents representatives are needed for tender evaluation panel, along with training for them.</p> <p>There will be 3 representatives from the Council and 2 RSG reps on the selection panel.</p> <p>An advert asking for Expressions of Interest with be placed in the industry press on 30 September 2011 with returns by 14 November. Two or three organisations will be shortlisted and sent an invitation to tender on 23 November and expected to respond on 31 January 2012.. The RSG will be asked to comment on the tender returns by 13 February and an organisation selected on 1 March 2012. A recommendation will be made to the Cabinet for a formal decision in May 2012. There is then detailed negotiation with the preferred developer until a contract is signed.</p> <p>Neal to provide training, with the Council's Property Section for the RSG. RSG to select 2 representatives for the Tender Evaluation Panel.</p>	<p>NP RSG</p>
<p>5.</p>	<p>Report on Rehousing</p> <p>Jennifer reported that 7 tenants had registered and 4 had not registered in the block 1-27 Benhill Road, and 6 had registered and 3 had not registered in 29-59 Benill Road. One person has had an offer made, but it is not clear where the process has got to. Noel's phone number is 0207 525 7298.</p>	

	<p>Noel explained that he is the new Housing Officer who will be responsible to organise the registration of tenants and leaseholders to help with the rehousing process. He will be available every Tuesday in the Harris Street Office between 9am and 4.30pm.</p> <p>Noel explained he will visit all the residents who have not registered in the Benhill Road blocks. Residents explained that many of them are unlikely to respond to letters.</p> <p>Jennifer reported that the Council will write to all leaseholders in the Benhill Road blocks this week, to explain when they will get valuations or visits to carry out a valuation.</p> <p>The Rehousing Toolkits were sent to residents in Houseman Way in the last couple of days. The aim is to get all tenants registered by December so the Band 1 status will go live in early December.</p> <p>In response to a question from residents Jennifer explained that all residents must be rehoused before the land can be sold to a developer. In a very few cases the Council may take legal action at the very end of the process, and would have to rehouse tenants as part of the legal action.</p> <p>There were a variety of questions about the supply of homes. Residents had not seen very many 4 bedroom homes advertised in homesearch. There were not very many homes close to the Elmington. Theresa was concerned about her 3 children being able to continue in their existing schools and nurseries.</p> <p>Noel explained tenants will choose which of the homes to bid for through the Homeseach system. The resident would choose the home.</p> <p>Jennifer explained that the new homes in Southampton Way on the Bricklayers Arms site had been offered to Heygate residents, and those not let had been let through Homeseach.</p> <p>Jennifer agreed to bring information on new homes close to completion to the next RSG meeting in October.</p> <p>Claudette explained that the council will support residents through the process of rehousing.</p>	<p>JD</p>
<p>7.</p>	<p>A.O.B</p> <p>The Camberwell Information Day in front of the Court is on Thursday 22 September from 12 noon to 7pm.</p> <p>The other items on the agenda were deferred to the next RSG meeting on Monday 10th October 2011 at 6.15pm.</p>	