

LAMBETH RESIDENTS STEERING GROUP MEETING
Notes of meeting held on 30th OCTOBER 2018

PRESENT: Roy Lavercombe, Matty Phelps, Sally Corbett, Stevie McKenzie, Gillian Burns, Waleria Lopes, Leon Leslie, Teresa Malski, Chris Malski

Source Partnership: Carol Squires, Rob Williams

1.0 Introductions

Action

The meeting commenced with introductions, apologies were received from Jackie Boorman and Esther Muiruri.

2.0 Minutes of Previous Meeting of 16th October, Actions and Matter Arising

2.1 CS confirmed that she had contacted ERS who confirmed that adults who were not named as a tenant nor on the Lambeth register for 12 months would not be eligible for a vote. They had confirmed that there was no precedent for extending the ballot outside the current guidance on this.

2.2 Feedback has been received on the comments/queries raised at the last RSG:

- Riverside have explained that they kept the 'what happens' page to limited text as it was important that this was a quick comparison on one page
- The Photos and images appear to be clearer and better in the printed Offer Document
- Riverside confirmed that there are a high number of older tenants on the estate
- The stacking plans will not be produced until after the ballot when detailed design will take place
- Riverside is happy to discuss the management arrangements for parking
- 50% of properties are likely to have open plan kitchen/living spaces
- The large open space near the private sale units will be a communal space for the whole estate

2.3 Some concerns were raised about potential service charge levels; residents will not be charged for services that they do not receive. There will be shared communal space service charges, but tenants will not be charged for work to private block/homes.

2.4 SM raised the issue that some residents had felt they were being pressurised to vote in a certain way. The group was asked to refer any residents to Source who felt this was happening, as the Independent Advisors will not recommend how to vote but will support residents to think through what they want to happen.

ALL

3.0 Any formal comments on Offer Document and Residents Charter

- 3.1** The group was informed that the statutory homeloss payment has been increased to £6,300
- 3.2** The group discussed the document that was issued to all residents that day. It was noted that the final document that had been issued was largely the same as the draft discussed at the last meeting
- 3.3** Residents asked how 'set in stone' the promise in the document were and what could change. The process leading to planning with outlined and there are issues that are not in detail at this stage. If residents feel that any commitments that they may vote for are not being kept then the GLA could take a view.

Looking at detailed design and refreshing the charter if the scheme is supported at ballot should offer more opportunities for the residents to influence the final scheme.

- 3.4** The group discussed what would happen if Lambeth Planners require significant changes at planning stage? e.g. if neighbours object to height or design and this is upheld.

Riverside has already had discussions with Lambeth about items such as height and layout and designs have addressed some concerns. If for any reason the plans change significantly the GLA would be likely to support a further ballot.

- 3.5** The requested more information on what the arrangements for management of the new estate would be.
- Will Bellway be managing the private blocks and Riverside the tenanted blocks?
 - Who will manage the communal areas and facilities?
 - Will there be joint management and how can tenants rights be protected if they will be in the minority on the new estate?

- 3.6** Some questions were raised about GLA funding and the timescales by which this may expected to be accessed/spent. It was explained that the GLA will take a pragmatic view and will sometimes fund on starts and partial completions.

4.0 Ballot Timetable and what happens afterwards

The ballot will run between Monday 12th November and Monday 3rd December

- 4.1** The group were informed that Bellway will be setting up a sample kitchen in a void property so that residents can get an idea of quality and choice.

A resident asked if the design would be open plan, the current void layout will dictate what is possible

- 4.2** It was clarified that the GLA guidance does not set out a minimum turnout for the ballot. Riverside will be encouraging residents to vote because they want a clear mandate.
- 4.3** The group asked if a count on site could be considered, CS agreed to check with ERS if this was possible. **CS**
- 4.4** TM asked if the service charge rise would commence as soon as construction commences. As new/additional services will not be in place at this point additional service charges should not be levied until the services are actually in place.
- 4.5** The group wanted a commitment that if the ballot is No then Riverside will not seek to progress the scheme but will address some of the ongoing repair and maintenance issues on the estate. (Post Meeting note: details of some items identified passed to Riverside).

5.0 Future Meeting Arrangements

Tuesday 4 December 2018 is the programmed date of the next meeting. If the result is likely to be announced on 3rd December, the group will consider moving the meeting forward by a day.