

**DRAFT LAMBETH RESIDENT STEERING GROUP
MINUTES OF MEETING HELD ON
10TH JULY 2019**

PRESENT	Jackie Boorman, Teresa Malski, Roy Lavercombe, Matty Phelps, Waleria Lopes, Dorothy Edwards, Suzanne Howard, Carminda Sanka, Maria Pestana, Stevie Mckenzie.
RIVERSIDE	Jo Downs, Rachel Haycock, Mandy Rana, George Allawi
SOURCE	Carol Squires, Rob Williams, Nazia Hussain.

1.0	INTRODUCTIONS:	ACTION
	Introductions were made and George Allawi, Senior Communications Officer from Riverside Housing Group was introduced to all those present.	
2.0	Notes of previous meeting held 7th February 2019	
2.1	RW highlighted the issue raised by residents of ongoing and future management of the estate during and after redevelopment. Residents also want clarity on who will manage what. Will RHG or Bellway be responsible for the social housing/private housing and communal areas? RH replied that those points are yet to be discussed and agreed between themselves and Bellway and once an agreement is in place all relevant parties will be informed.	
2.2	Minutes were agreed and approved.	
3.0	FEEDBACK FROM APRIL/MAY CONSULTATION EVENTS RW and CS provided a summary of what residents had said during the vents and drop-in sessions.	
3.1	Key issues raised: <ul style="list-style-type: none"> • Residents wanted to see a mix of flat types and in blocks with options for facing either the courtyard or the street. • Would also like to see the different types of balconies. • Too many one bed flats in one block in phase 1 which could be better spread • Concerns about community space under social rented flats. Request to look at alternative site 	
3.2	RH explained that there will be a pre-design meeting with the Architects before final design consultation. Each issue will be raised and discussed.	

<p>3.3</p> <p>3.4</p>	<p>TM questioned if the high numbered flats in Geoffrey would all be moving to the car park once a new block has been built. The phasing plan in the design consultation was not very clear.</p> <p>RH clarified that architects were still looking the best way to build each phase and decant residents with minimum disruption. Residents will be receiving a clearer picture of where they will be moving once a confirmed plan is in place.</p>	
<p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p> <p>4.4</p> <p>4.5</p> <p>4.6</p> <p>4.7</p> <p>4.8</p>	<p>Draft of allocation Policy</p> <p>JD introduced the document and emphasised that it is a draft and the key issues were discussed beforehand. The group were encouraged to give feedback and comments on the policy document. CS suggested residents read through the policy document and if any issues or questions needed clarity they should call, email or text either Source Partnership or Riverside.</p> <p>It was emphasised to the group that if there were any households who would like to move either permanently or temporarily during construction, they must let Jo or Mandy know as soon as possible as it is a long process to accommodate needs of residents in this case.</p> <p>JB wanted confirmation from RHG that properties which are void at present will not be filled. JD and RH both confirmed that is correct. However, in an emergency or exceptional circumstance (e.g. domestic violence cases) the empty properties might be used, other than that they will be left empty.</p> <p>A question was raised about after a property is allocated what would happen if the resident doesn't want to move there? RH stated that each individual case will be discussed one to one with the resident involved. Allocation is negotiable to a point.</p> <p>When properties are allocated at first the current housing needs of the community are considered. However, RHG are aware that lifestyles and needs change especially over such a long period of time this project will take to complete so at each phase housing needs of individual households will be considered.</p> <p>Households with adult children will be contacted and each case will be discussed and considered individually.</p> <p>JB asked if it was possible for a double decant? RH replied yes; most residents want to only move once but if anyone wants to move twice discussions can be held in this matter. RW suggested that it might be a good idea to mention about the double decant in the allocation policy.</p> <p>RW also asked if it was possible to consider residents swapping the same sized properties? Maybe that option could be looked at by RHG and comeback with some options?</p>	<p>RHG</p>

<p>5.0</p> <p>5.1</p> <p>5.2</p>	<p>Study Visit</p> <p>The meeting was informed of the proposed visit two Bellway sites on the 23rd July 2019. One of which is a social housing scheme with 5 to 9 storey properties. Residents will also get to see inside similar sized properties proposed for Lambeth estate. At the other site which is five minutes from the first site residents will get a chance to see the outside areas of the estate. The Coach will pick up from Lambeth Estate at 5pm on the 23rd July.</p> <p>All details of the visit will be confirmed by letter from RHG. Group members were asked to indicate if they would be attending.</p>	
<p>6.0</p> <p>6.1</p> <p>6.2</p> <p>6.3</p> <p>6.4</p>	<p>Next Steps and Timeline</p> <p>In September there will be updated design consultations for all residents of the estate. There will also be consultation with Stakeholders and near neighbours of the estate</p> <p>Planning is to be submitted by end of year before which residents will get a chance to see the completed application prior to any submission for planning permission. It is hoped for planning permission in Spring with the aim to start on site by the end of 2020.</p> <p>First residents potentially moving to new property 2021.</p> <p>The Website will be kept up to date, so all residents are kept informed of what is happening</p>	
<p>7.0</p> <p>7.1</p> <p>7.2</p> <p>7.3</p>	<p>Any Other Business</p> <p>The group as a whole agreed that the estate needed day to day maintenance. Rubbish is still in communal areas, blocked drains, windows needed to be cleaned and repairs in individual properties need to be carried out without delay.</p> <p>Residents present also mentioned the housing officer was not always available during surgery times advertised. JD said that she will look into this matter and get back to residents</p> <p>JB asked if it was possible for RHG to issue a newsletter to residents with information on who and when there will be visits from different organisations/groups in order to carry out their studies.</p>	<p>RHG</p>
<p>8.0</p>	<p>Date of next meeting</p> <p>Agreed by all that the date will be set in September after the next design consultations.</p>	