

Central Hill - Resident Project Team
19/12/2018 at Resources Centre at 7pm

Attendees:

Jonathan Croucher (Chair)
 Fiona Cliffe – Lambeth
 Mutoka Namakambo (Karrol) – Lambeth
 Pam Kovachich - PPCR
 Peter Culley – Resident
 Nicola Curtis - Resident
 Angela Masters – Resident

Apologies:

Cllr Peter Elliott

1.	<p>Introductions</p> <p>This was a celebratory meeting and thank residents and the Chair for all the hard work that they have done over the year. Unfortunately the Chinese meal wasn't delivered but mince pies, snacks and drinks were available.</p>	
2.	<p>FC gave an update on the decant stats that were made available to the group prior to the meeting. Hard copies were brought to the meeting.</p> <p>The issue of the empty properties was updated with the buyback properties to be let in the New Year following the letting of the contracts with the various lettings agents in the different areas. Some buyback properties will be let handed over in the New Year to Acorn the lettings agent for Central Hill, with the rest to follow. The strategy for tenanted voids includes renting at an LHA rate to homeless prevention, as discussed at previous meetings.</p> <p>All empty properties will have void works to be occupied. The only exceptions where the level of works is very high and/or the period the property can be let will not cover these costs &/or temporary accommodation savings.</p> <p>Issues in repairs were discussed which will be reported back to housing management:</p> <ul style="list-style-type: none"> • Mears operatives have stated to PC that they no longer carry out repairs on the estate. • NC stated there is a threshold on the levels amount of repairs that can be carried out. • There is a general Issue of vulnerable residents having go to travel to Albert Carr for HM management services – residents thought this related to the regeneration. • The repairs service was poor and so was the quality of works. 	

	<p>FC said that repairs & maintenance should be carrying on as normal, but only essential investment would be carried out.</p> <p>NC stated that Lambeth pay out more in debt compared to the repairs service from the rents collected. FC to get the level of income & spend in the housing budget – housing revenue account.</p> <p>PC will advise FC of a specific repair issue.</p>	<p>FC</p> <p>PC</p>
3.	FC update that the group that Lambeth will be a final meeting with Mace early January and will provide an update at the next meeting.	FC
4.	<p>FC updated group following housing regeneration restructure; MN and herself are now working for Homes for Lambeth and a new engagement officer, Keith Richmonds will be working on the estate. KMN will be working on other estates Cressingham and Fenwick estate. A new development director has been appointed - Jason Emile, who will attend the next meeting.</p> <p>The structure chart will be given to the group when available.</p>	
5.	NC asked stated that the regeneration have 200 properties for TA use and queried whether the majority would be on CH. FC said this policy is being reviewed in relation to numbers.	
6.	Residents felt that the estate regeneration was taking such a long time and they would like to see something happen.	
7.	<p>The next project group meeting will be organised in January after the meeting with Mace.</p> <p>The meeting concluded at 9pm.</p>	