

# FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

**Steering Group Minutes of Meeting**  
**3:30pm; Monday, 01 September 2014 - Lambeth Town Hall, Rm 126**

## Attendees

**Lambeth Council:**  
**Cllr Jack Hopkins**  
**Mike Pocock**  
**Bruce McRobie**  
**Dilan Alpasha**

**Brixton Green:**  
**Stephen Jordan**  
**Brad Carroll**

**Oval House:**  
**Deborah Bestwick**

**Igloo:**  
**John Long**

Item	Description	Action
1.	<u>Westminster Kingsway Meeting:</u> It was suggested that <u>Lambeth College</u> culinary school should also be considered as they have been doing relatively well recently.	BC has sent invite request to WKC Visit to Lambeth College to be organised as well.
2.	<u>Heritage Lottery Fund – study to understand the heritage deficit of Carlton Mansions</u> Surveys include structural survey and fire assessment of Carlton Mansions	Surveys taking place on Sept 08. Outcomes of surveys to be reported to Steering Group.
3.	<u>Pinsent Masons – Stewardship:</u> 26 August – Meeting to review Draft Heads of Terms for various bodies 07 October – 3 <sup>rd</sup> Stewardship Workshop	Finance details related to the final stewardship structure to be circulated once finalised.  Notes from Pinsents to be circulated.
4.	<u>Business Plan:</u> Brad advised that work is still being done on this.	Brixton Green to circulate business plan draft to steering group
5.	<u>Highlight Report and Risk Register:</u> Report format will be in Igloo's template but information/style provided will be made easy to adapt for Lambeth internal reports	Igloo is updating the report based on comments from the Ops Team. Updated version will be circulated.
6.	<u>Team/Organisation Structure:</u> Igloo has revised the Team, meeting and reporting structure	Igloo to circulate revised structure Steering group to comment by next week
7.	<u>Finance/VAT:</u> Steering Group need advice on financial parameters, appropriating Carlton Mansions etc	BM received quote from Pinsents – need to check with Legal. BM awaiting feedback from Lambeth Finance regarding VAT, SDLT.
8.	<u>Key Decisions:</u> NV advised that certain key decisions have internal Lambeth processes e.g. Housing Mix → Better Homes Board; Non-Resi uses → DLT –AMG & AMCAP	NV/BMcR to incorporate into the optimised programme
9.	<u>Sustainability:</u>  How will the points discussed in Richard Partington presentation be recorded/ implemented  Need to establish what the <u>key drivers</u> are for our sustainability objectives.	Get Richard Partington to talk to the sustainability interest groups and to Cllr Par (show them 'menu' of things we need.  Useful to get Richard to get involved in comms and engagement group  NV to follow up with Tom Bridgman on

		<p>his meeting with Agamemnon and to advise BC</p> <p><i>Footprint Workshop: Stage 1 – Igloo and Brixton Green meeting on Friday</i></p> <p>Comms Strategy to include how to bring the community along with us on the <i>journey</i> regarding what decisions are made</p>
10.	<p><u>Custom-Building:</u></p> <ul style="list-style-type: none"> <li>- If residents are renting then custom-building may be challenging, more suitable if residents buy their properties. Market Analysis needed.</li> </ul>	<p>Igloo to invite John Sawyer to advise on custom build schemes in Newham and those with a fully rental model. (in Sept)</p> <p>DR to speak to Community Self Build Assoc. (and Mutual Housing Group)</p>
11.	Project Brief	<ul style="list-style-type: none"> <li>- Important to talk to residents of Fitchcourt – Set a date and invite Cllr Hopkins</li> <li>- Cllr JH emailed Stella, follow up needed regarding Children’s Centre, Evelina Centre, Nursery</li> <li>- Report to Outcomes Panel being prepared regarding how sustainable the non-resi uses are, particularly Council-funded uses. We need to make sure it is a thorough report elaborating on core funding, capital funding, LEAP</li> <li>- Risk workshop to be arranged to mitigate risks.</li> <li>- Igloo to make some assumptions for the master plan, work with team and highlight what can/cannot be accommodated: to be covered by Ops Team.</li> <li>- Ongoing: SG to consider DTZ etc. to market the scheme to the private sector to get more interest and competitive rents</li> <li>- SG to speak to other potential providers for bakery, kitchen, restaurant space to lower risk</li> <li>- Brixton Green to speak to Jay or other chefs.</li> <li>- Something should be drafted to explain the transparent process for how workspace is being allocated. Tom Bridgman – Discussion Paper: Pope’s Road on Grow Brixton</li> <li>- Igloo to contact Geoff Booth to advise on WKC financial situation and future plans.</li> </ul>
12.	Actions/Notes from Review of brief /master plan with Metropolitan Workshop on 13.08.2014	<ul style="list-style-type: none"> <li>- Market study - convenient store - can be supported further south on the site. Important to ask community what people want as well as local retailers. Igloo to identify local active retailers (speak to Brixton BID)</li> </ul>

		<ul style="list-style-type: none"> <li>- Igloo, Tibbalds, Met Works to arrange meeting with Planning to discuss the options being considered as well as issues around building heights, rights of light etc.</li> <li>- Drop-in sessions to be organised</li> <li>- Housing Standing Committee: Suggestion to have a Standing committee/group for advice on housing issues..</li> </ul> <p><b>Action:</b> Terms of Reference of this committee to be developed by Dinah, Bruce and Tom Tyson</p>
13.	<p>Programme:</p> <ul style="list-style-type: none"> <li>- All the professional teams – architects, planner, DBK - have seen the optimised programme. (Achievable, sensible programme)</li> <li>- Friday 05 Sept, meeting with GLA to go over programme and discuss extra care grant.</li> </ul>	<ul style="list-style-type: none"> <li>- Programme needs to be reviewed by Council &amp; partners – incorporate what approvals need to happen, what their lead times are.</li> <li>- Once the comms &amp; engagement strategy is established, timescales and activities will need to be incorporated</li> <li>- Mike raised concern that the optimised prog. Is still a bit slower than we are expecting, particularly with regard to planning</li> <li>- Mike would like to arrange a meeting with few key people to discuss dates</li> </ul>
14.	<p>Review of Non-Resi Uses:</p>	<ul style="list-style-type: none"> <li>- Important to present the right project brief to the public. A brief that can be translated into a form for community engagement</li> <li>- Issues like aiming to get dual aspect flats are important to have in the brief to demonstrate the logic why architects have chosen specific layouts.</li> <li>- Igloo/ Met Works to actions: For the various Met Work’s options useful to have a table/narrative on the pros &amp; cons of each option</li> <li>- Meeting to be arranged with OH, Met Works, Igloo so that OH can provide their comments.</li> <li>- Arrange another session with Cllr’s</li> <li>- We need base document: this is what the community told us they wanted.</li> <li>- Options need to be related to the original brief</li> </ul>
15.	<p>Comms and Engagement:</p> <ul style="list-style-type: none"> <li>- We need to have a readable brief. How have we arrived at this brief?</li> <li>- Engagement without going through 1<sup>st</sup> principals</li> </ul>	<ul style="list-style-type: none"> <li>- Comms Engagement Plan to be issued</li> <li>- Comms Group to develop and issue the summary brief to the public</li> <li>- Comms Group to issue engagement strategy and inform steering group of first engagement activities</li> </ul>
16.	<p>AOB:</p>	<ul style="list-style-type: none"> <li>- Discussion needed on Value engineering</li> </ul>