

FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

Steering Group Minutes of Meeting
10:30am; Wednesday, 01 October 2014 - Six Brixton

Attendees

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

Brixton Green:
Stephen Jordan
Brad Carroll
Dinah Roake

Oval House:
Deborah Bestwick
Annika Brown

Igloo:
John Long
Robert Knight
Kym Shaen-Carter

Met Works:
Neil Deely

Item	Description	Action
1.	<p><u>Met Works Design Update:</u> ND presented a review of Options 1-3 of the master plan layout, followed by four new options. <i>Option 4</i> looked at Target/achieved mix. <i>Option 5</i> considered additional capacity. <i>Option 6</i>, same capacity as Option 4 but bringing building heights down slightly and intensifying ground floor space. <i>Option 7</i> – latest iteration considers known constraints;</p>	<ul style="list-style-type: none"> - Igloo to ensure that Public Realm strategy ties up with Met Works proposals. Igloo advised now that site has been surveyed it can more accurately inform design. - How will site constraints (namely the tunnel) restrict where we can construct taller buildings? - More needs to be done to determine if more units can be included: 1) Discussions with Planning 2) Assess site constraints - Once appraisal/model is firmed up we can discuss trade-offs - More design consideration to link scheme to Railton Road - Steering Group not fully satisfied with the final location of certain uses, but Option 7 forms a good basis. - How do we communicate this update? How to get buy-in? What are the next steps for engagement? - Igloo to check if Option 7 numbers tallies with the brief numbers - We see how Somerleyton Road looks with Guinness Trust development adjacent to it (may mean we can intensify south end of the site) - What challenges exist for building out on the street (e.g. services under the street)? - MP: We may need to keep the non-resi spaces as flexible as possible because uses may change in a few years - DR: Important to get Landscape architects views of the massing, particularly the public/semi-public space including issues of Natural surveillance, designed-in safety. - Igloo pointed out that nothing specific has been articulated in the brief on the public realm. Steering Group to agree Landscape/Public Realm brief to be sent to Igloo.
2.	<p><u>Westminster Kingsway Meeting:</u> Brad and Cllr Hopkins went for a visit</p>	<ul style="list-style-type: none"> - Bruce to get some figures to assess costs for fit out, size and space to see if chef's school viable
3.	<p><u>Heritage Lottery Fund – study to understand the heritage deficit of Carlton Mansions</u> Surveys include structural survey and fire assessment</p>	<p>Surveys have been carried out. To be reviewed at next Steering Group.</p>

	of Carlton Mansions	
4.	<u>Pinsent Masons – Stewardship:</u> Mid to late November – 3 rd Stewardship Workshop	Notes from Pinsents to be circulated.
5.	<u>Business Plan:</u> Brad advised that work is still being done on this.	Brixton Green to update on OCB business plan
6.	<u>Highlight Report and Risk Register:</u>	Risks to be reviewed by Ops Team. NV to propose a template for summarising report to Steering Group
7.	<u>Team/Organisation Structure:</u>	Will be picked up by Comms and Engagement Group
8.	<u>Finance/VAT:</u> Steering Group need advice on financial parameters, appropriating Carlton Mansions etc	Finance advice relating to both construction and stewardship. BM to circulate report to Steering Group.
9.	<u>Key Decisions:</u> NV advised that certain key decisions have internal Lambeth processes	Comments on Key Decisions have been incorporated into the programme
10.	<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 his meeting with Agamemnon and to advise BC <i>Footprint Workshop:</i> Stage 1 – Igloo advised completed. Report to be issued to Steering Group Igloo arranging Stage 2 – widening the discussion to get other parts of the community to discuss trade-offs. Comms Strategy to include how to bring the community along with us on the <i>journey</i> regarding what decisions are made related to sustainability. Is this in the Engagement Strategy?
11.	<u>Custom-Building:</u> If residents are renting then custom-building may be challenging, more suitable if residents buy their properties. Market Analysis needed.	Igloo to invite John Sawyer to advise on custom build schemes in Newham and those with a fully rental model. (in Sept) DR to speak to Community Self Build Assoc. (and Mutual Housing Group)
12.	Project Brief	<ul style="list-style-type: none"> - Meeting held with Fitchcourt residents went well. Anna to arrange interview with resident rep. - Children's centre & other uses - Children's Centre: Stella doing a paper. - JH advised the GP will be difficult to get. - Follow up needed regarding Children's Centre, Evelina Centre, Nursery - Report to Outcomes Panel on non-resi uses being presented at the end of October to get a steer - Ongoing: SG to consider DTZ etc. to market the scheme to the private sector to get more interest

		<ul style="list-style-type: none"> and competitive rents - SG to speak to other potential providers for bakery, kitchen, restaurant space to lower risk - Brixton Green to speak to Jay or other chefs. - 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 - Igloo to contact Geoff Booth to advise on WKC financial situation and future plans.
13.	<u>Planning Application:</u> <ul style="list-style-type: none"> - Rushing to get planning application submitted earlier might be counterproductive 	<ul style="list-style-type: none"> - PPA to be signed off (Igloo). Planners reluctant to engage with project team without PPA sign off. - 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.
14.	<u>Community Engagement Plan</u> <ul style="list-style-type: none"> - We may be missing opportunities 	<ul style="list-style-type: none"> - Chris to update and finalise the strategy with input for Engage Group. To be reviewed at next SG meet
15.	<u>Housing Advisory Panel:</u> Bring together experts on housing issues so as igloo progress design SG can respond	<ul style="list-style-type: none"> - NV to respond to Igloo’s email on Advisory panel for the entire scheme (not just housing). To be dealt with at Ops Team meeting. - Dinah meeting Tom to discuss Housing Brief
16.	<u>Project Governance:</u>	<ul style="list-style-type: none"> - Organisation Structure and Meetings - Capacity Issue - Join Comms and Community Engagement groups
17.	<u>Leicester Square visit:</u>	<ul style="list-style-type: none"> - We need to get users and building mgmt. input into the design to avoid a disconnect. - Igloo advised that the sooner managing agents are on board the better, their input is key in detailed design. If they were on board in Dec/Jan they can feed into Stage C design and detailed design.
18..	<u>Legal Structure</u>	<ul style="list-style-type: none"> - Bruce has updated Heads of Terms - Internal council meeting needs to happen - Smaller meeting with Pinsents will take place to discuss legal and financial issues around stewardship
19.	Older Actions:	<ul style="list-style-type: none"> - 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) - Once the comms & engagement strategy is established, timescales and activities will need to be incorporated into programme - Mike would like to arrange a meeting with a few key people to go over the programme
20.	AOB:	<ul style="list-style-type: none"> - DMA signed 1st August - Grant may be linked to right-to-buy. Need to confirm. Can we get a process in place regarding how to make a decision on accepting the grant - Arts Council Funding update from DB