

# FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

**Steering Group Minutes of Meeting**  
**10:30am; Wednesday, 09 July 2014 - Six Brixton (No. 6 Somerleyton Rd)**

## Attendees

### Lambeth Council:

Neil Vokes  
 Bruce McRobie  
 Dilan Alpasha

### Brixton Green:

Stephen Jordan  
 Brad Carroll  
 Dinah Roake

### Oval House:

Deborah Bestwick

### Igloo:

Robert Knight  
 Kym Shaen-Carter  
 Chris Brown

Item	Description	Action
1.	Minutes and Actions: DA has compiled a list of minutes/actions from the past 6 months, and forwarded to RK – Igloo/DBK to create a merged rolling actions list	DA/NV to review previous minutes of steering group meetings to indicate how key issues/actions have progressed. To be used alongside Dinah's work in progress report
2.	Westminster Kingsway Meeting	BC to advise regarding visit date
3.	Site Visit to Bermondsey Square: Igloo rescheduled to 06 August	DA/KSC to send invites
4.	Heritage Lottery Fund – study to understand the heritage deficit of Carlton Mansions	Igloo organising necessary surveys
5.	Pinsent Masons: 2 <sup>nd</sup> Stewardship workshop	NV to prepare plan of action going forward and to arrange necessary meetings.
6.	NEF Model: BM/NV met with Cllr Bennett and Andy Radice on 23 June to explain Somerleyton Road model	
7.	Business Plan: Brixton Green to develop brief by mid-July and develop the concept of the trust including warranties	DA to set up meeting with Jess Steele for community body business plan brief with Cllrs
8.	Non-Resi uses:  Igloo circulated spreadsheet of briefs for all prospective uses and notes regarding key issues for each non-resi use. Spreadsheet highlighted missing information where assumptions may need to be made -The importance of having business plans for these non-resi uses was highlighted. - NV advised that Social Life report can be used as a basis for brief for public realm and flexible space. - Shared surface/street use for Somerleyton Road – Political steer? -Contingency Options are needed for each non-resi use. How flexible is the space if certain non-resi uses fail in the future? How bespoke are certain uses?  Once non-resi uses are finalised we need to	-BM and KSC to review briefs, approach prospective non-resi occupiers/users one last time before making necessary assumptions - BC to help develop brief for flexible space

	capture/explain the 'story' of how we got from the many ideas from the workshops to the few options we have left	
9.	Housing Policy: Meeting held between Neil, Dinah, Tom Tyson, Cllr Matthew Bennett to discuss housing policy, housing need, mix, size etc. to prepare housing brief for Igloo by 09 July -Waiting to hear about the Grant -Once QS is on board we can run financial model with grant and without	Cllr Hopkins to invite Cllr Nick Raynsford (MP for Greenwich and Woolwich) to meet/advise Steering Group
10.	Highlight Report and Risk Register	To be updated by Igloo fortnightly. New Template to be used
11.	Livity: Meeting held with Livity	Igloo to incorporate comments in non-resi brief summary and update Steering Group
12.	Team/Organisation Structure:  NV previously raised a point regarding controlling engagement with professional advisors, architects etc. Single point of contact needed  Igloo incorporated comments/feedback from Steering Group and updated Organisation structure	To be discussed at next meeting
13.	Finance/VAT:  Steering Group and Igloo agreed that a tax specialist would be a preferred option over Grant Thornton to provide tax advice for the project.	BM awaiting feedback from Lambeth Finance regarding VAT, SDLT. To advise Steering Group on financial parameters, appropriating Carlton Mansions etc
14.	Key Decisions:  Igloo to prepare and circulate list of key decisions that need to be made including timelines and dependencies	RK advised that this will come out of the programme.
15.	Sustainability:  Igloo to arrange meeting for green building/passivhaus specialist Richard Partington to advise Steering Group, and possibly a further meeting with Richard and the wider community	CB to invite Richard P to Bermondsey Sq visit 06 Aug  NV to follow up with Tom Bridgman on his meeting with Agamemnon and to advise BC  Igloo to arrange Footprint Workshop to discuss what level of sustainability is required.
16.	Meeting with Cllr Lib Peck: Meet and Greet with Igloo has been set for Thursday, 17 July; 3:30-4:30pm. Goal of Presentation: To raise Lib's Profile in terms of housing; to give her confidence; to show how project will be delivered; to indicate how this is a co-operative project; to describe the proposed stewardship model; to present soundness of the brief and the shared vision; present Key milestons; why Igloo were chosen what they bring to the project. 20 min – visuals are key.	Igloo to put presentation together by Monday, 14 July, 2014

17.	<p>Custom-Building:</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 particularly schemes with a fully rental model.</p> <p>DR to speak to Community Self Build Assoc. (and Mutual Housing Group)</p>
18.	<p>Comms and Engagement:</p> <p>Thursday 10 July CB charring Comms Strategy meeting with Social Life, Tibbalds, BC and DA</p> <p>BC raised objection to continue engaging with Mike Slocombe from Urban 75/Brixton Buzz due to past issues. CB keen to try to resolve issue and move forward (Mike can be a useful asset in comms).</p>	<p>JH to introduce BC to John Balazs</p> <p>CB to advise Steering Group on Comms Strategy</p>
19.	<p>Project Execution Plan:</p> <p>Igloo keen to have a single document (with various sections) for everything related to the project including council/steering group issues</p>	<p>NV to send comments on key decisions including those related to council issues</p>
20.	<p>AOB</p> <ul style="list-style-type: none"> <li>- Tenancy of Six Brixton- BC: Lease Remains with B.G, Agreement with Aculco radio station to manage space. BM reiterates that no subletting is allowed, must go through proper channels. BM and SJ agree that interim use may result in a risk to the project regarding vacant possession. Steering Group keen to capture meanwhile use benefits. (Brixton Green confirmed Gloria from Aculco is no longer a board member of Brixton Green).</li> <li>- Country Show</li> <li>- Programme</li> <li>- Capturing the story - Social Life - need a briefing session once team is ready</li> </ul>	<p>BC to speak to Alan West in VAMS to sort out necessary paper work for Aculco agreement</p>