

FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

Steering Group Notes
12 November 2014 & 26 November 2014

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1. Steer on housing mix:

- Include extra care in the numbers, prefer not to have 100 1 beds
- Increase 2 bed (3s) to 2 bed (4s), 3 bed (4s) into 3 bed (5s)
- Look to provide some 2 bed (4s) target by reducing larger units
- Private (87 units in total) - model based on an average rent
- Match the mix to grant

Actions:

Agree schedule (No's of units and mix) - Kym / Dinah
Check compliance with policy and grant - NV
Housing meeting before the next Ops Meeting - DA

Agreed that Ops Group progress the appraisal and mix. If there is a material change then would need Steering Group approval.

Papers 3 days in advance of the meeting.

2. Communications and Engagement Implementation Plan

Website refreshed.
Boards to be signed off by next Wed.
Project brief - check emails regarding sign off.

Steering group members to check the narrative on the website.

3. Non-resi uses

Bring a paper on non-resi back to steering group identifying and mitigating risk.

Re-issue the final version of the Outcomes Panels report.

4. Programme

Steering group agree and adopt programme at next meeting. And to include programme for setting up the OCB and the Housing Coop.

26 November 2014 – Housing Mix and Carlton Mansions

Housing Mix

1. Income-contingent private rent may be considered as subsidising homes for higher income households and would be considered a political risk.
2. 331 homes – Igloo to check with Met Works if this can be accommodated on the site and if planners would be ok with it.
3. Cllr Bennett requested a detailed analysis of how many target rent units we will forgo by subsidising some the private rent.
4. Extra Care – Confirmation required regarding whether or not Extra Care homes can/should count towards the 40% target rent? Some may think it is a case of ‘smoke and mirrors’ and it may appear to the public that the Council is going back on its word. It was questioned if we can achieve 40% target rent without the Extra Care?
5. GLA Grant – Is the scheme fully compliant with the grant conditions? 40% based on Lambeth Policy, 50% if with Grant
6. Actions: Neil to circulate a note regarding the various scenarios to be modelled by the Housing subgroup (Bruce, Dinah, Brad, Kym).

Carlton Mansions

7. Three options in Igloo’s Options Appraisal for Carlton Mansions: Options 1 will most likely bring the potential £2m Heritage Lottery Funding.
8. It was raised that the costs in the appraisal need to be re-looked at.
9. During a discussion between Bruce/Dilan and Lambeth Building Control about meanwhile uses it was suggested, given the amount of work and investment needed to make the building fire safety compliant, it would be more cost-efficient for the overall project to bring the longer term plans for the building forward and develop the shell and core (for at least the ground and 1st floors), rather than make some temporary improvements/quick-fixes for meanwhile use and then carry out longer term refurbishment/developments to the building.
10. Carlton Mansions to be valued – Options 1 & 2 need to be considered.
11. For the 17th December Steering Group meeting:
 - Confirm Programme
 - Outcome Panels Paper
 - Finalise non-resi uses for brief
 - Papers 3 days in advance