

# FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

## Steering Group Minutes of Meeting

10:30am; Wednesday, 15 October 2014 - Town Hall , Room 126

### Attendees

#### Lambeth Council:

Cllr Jack Hopkins

Neil Vokes

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

Item	Description	Action	
1.	Public Realm Strategy Met Works working on <b>Option 8</b> , identifying key public realm areas e.g. Orchard	<ul style="list-style-type: none"> <li>- Steering Group to work on a Public Realm Brief</li> <li>- Dinah to pull out bullet points from Lambeth Living Deliberative Workshop (Public Realm Requirements will be an addendum to the Brief)</li> </ul>	DR
2.	<u>Increasing No. of units?</u> Planning and Site constraints	<ul style="list-style-type: none"> <li>- Dinah, Neil to update following Housing meeting on 29<sup>th</sup> Oct.</li> <li>- Meeting needed to discuss viability of brief</li> </ul>	DR/NV
3.	<u>Railton Road &amp; possibility of taking parts of adjacent Gardens</u> Kym, Brad walk around on the other side of railway.	<ul style="list-style-type: none"> <li>- Absolute deadline for the red line drawing for the CPO is 30<sup>th</sup> October</li> </ul>	BMc/ Igloo
4.	<u>Building out on the Street</u>	<ul style="list-style-type: none"> <li>- Igloo to prepare note on challenges involved on building on the street</li> </ul>	Igloo
5.	<u>Westminster Kingsway Meeting:</u> Bruce provided figures on chef's school (costs, size etc)	<ul style="list-style-type: none"> <li>- Meeting to be held with Geoff from WKC to go over costs/business plan. Update following meeting</li> </ul>	JH/ NV/ BC
6.	<u>Carlton Mansions - Heritage Lottery Fund</u> Surveys include structural survey and fire assessment of Carlton Mansions Cabinet Report only retains façade and mural.	<ul style="list-style-type: none"> <li>- DB to lead on forming sub-group for Carlton Mansions. DB to lead on preparing a paper including Terms of Ref, important to include Mural. HLF bid</li> <li>- Igloo to ask DBK for costs of retaining façade and fit outs.</li> <li>- Igloo to arrange a meeting with surveyors (and possibly DBK) to walk us through outcomes of surveys and discuss a cost-benefit analysis.</li> </ul>	DB  Igloo
7.	<u>Pinsent Masons – Stewardship:</u> 3 <sup>rd</sup> December: 3 <sup>rd</sup> Stewardship Workshop	Notes from Pinsents to be circulated.	BMc
8.	<u>Business Plan:</u> Brad advised that work is still being done on this.	Brixton Green to update on OCB business plan	DR
9.	<u>Finance/VAT:</u> Steering Group need advice on financial parameters, appropriating Carlton Mansions etc	Work in Progress: Finance advice relating to both construction and stewardship. BMc to circulate report to Steering Group.	BMc
10.	<u>Sustainability:</u>	Engagement 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	Igloo/ AQ/BC DA

	be recorded/ implemented  Need to establish what the <u>key drivers</u> are for our sustainability objectives.	Engagement Strategy? Get Richard Partington to talk to the sustainability interest groups  <i>Footprint Workshop:</i> - Stage 1 – Kym working on report to be shared with Steering Group  - Igloo arranging Stage 2 – widening the discussion to get other parts of the community to discuss trade-offs.	KSC  JL
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)	Igloo  DR
12.	<u>Children's Centre:</u> Positive discussion with Stella. Big Lottery grant needs to be spent a year ahead of when planned for Somerleyton Road.	- Igloo to confirm if Block C can be brought forward and completed by 2017.	Igloo
13.	<u>Non-resi Paper:</u>	- Paper being presented to the Council's Outcomes Panels end of October - DA to circulate paper to Brixton Green	NV DA
14.	<u>Housing Advisory Panel (HAP)</u>	- Dinah/Tom Tyson to share proposal on HAP	DR
15.	<u>Planning Application:</u>	- PPA to be signed off (Igloo). Planners reluctant to engage with project team without PPA sign off. - Update on meeting re: housing mix on 29 Oct.	Igloo NV/DR
16.	<u>Community Engagement Plan</u> Strategy agreed in principle by SG	- Schedule of Engagements & activities for all elements to be developed for the next 3 months (Resourcing is key for each activity) - NV suggested having a comms & eng manager	Comms Group NV
17.	<u>Legal Structure</u>	- Smaller meeting with Pinsents will take place to discuss legal and financial issues around stewardship	BMc NV
18.	<u>Review of Top Risks:</u>	- Need to confirm if we can legally pass the grant on to the housing co-op. - Financial Model essential prior to getting heavily into the community engagement as we need to know how viable / deliverable the scheme is. FM to be ready by next week - Meeting with GLA regarding funding/resourcing the OCB - Jess Steele business plan to be expanded with next steps how to progress the business plan to set up OCB - Note on Procurement Options following Procurement meeting - Selecting non-resi uses: Protocol to be developed with scoring sheet.	NV/BM Igloo DR DR Igloo BC/ BMc
19.	AOB:	- Programme: Agree Long-Stop dates	NV/BMc Igloo