

FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

Steering Group Minutes of Meeting

10:30am; Wednesday, 17 December 2014 - Town Hall, Room 125

Attendees

Lambeth Council:

Cllr Jack Hopkins
Mike Pocock
Bruce McRobie
Dilan Alpasha
Anna Quigley

Brixton Green:

Stephen Jordan
Brad Carroll
Dinah Roake

Oval House:

Deborah Bestwick
Annika Brown
Robin Priest

Igloo:

John Long
Robert Knight
Kym Shaen-Carter

Item	Description	Action
1.	<u>Feedback from Strategic Panel (16th December)</u>	<ul style="list-style-type: none"> - Scheme was received well. Well presented. Mainly positive feedback. - Concerns regarding Tree strategy and Transport/Parking. Igloo to prepare responses to these concerns.
2.	<u>Housing Mix</u>	<ul style="list-style-type: none"> - Dinah's spreadsheet based on Option 2B to form Brief for Igloo. - By next Steering Group (21st Jan) meeting viability/construction cost to be presented - Bruce to speak to G.T. regarding Housing Mix - Anna to review recommendation and draft a narrative to communicate the benefits of Option 2B to the various communities/groups - Igloo to instruct Met Works to draw up Option 2B and DBK to calculate costs.
3.	<u>Carlton Mansions:</u> Recommendation Paper Review of Recommendations No. 1 – 5	<p>1) The Operations Group recommends to the Steering Group that Carlton Mansions (Plot A) is retained and refurbished. – No objection raised</p> <p>2) To note that the direction of travel is that the Council will grant Ovalhouse a lease of Carlton Mansions so that it can be used for creative and cultural industries, as set out in the draft Heads of Terms. – No objection raised</p> <p>3) To note that a detailed revenue business plan for Carlton Mansions will be developed by Ovalhouse and this will be assessed against risk to the various parties. – Bruce and OH to work on business plan with a cost benefit assessment to be presented to the Steering Group by 18th Feb. Lessons learnt from Phoenix Sq. need to be considered. Bruce/OH to speak to Tom B. regarding research on Brixton Central.</p> <p>4) The Operations Group recommends to the Steering Group that the design progresses Plot B on the basis of four storeys of theatre (Ovalhouse) and two storeys above for creative office space. – Steering group agrees but subject to review of Igloo exercise/study on adding additional floors to Plot B being circulated to Steering Group</p> <p>5) To note that the direction of travel is for Livity to occupy the two storeys of creative space above the theatre and that they will act as the initial client. Commercial terms however have not been agreed. The design will need to be future proof and as such will need to demonstrate how there might be future potential for a separate access point as well as the ability to split the floorspace up into small commercial units. – Steering</p>

		Group is ok with this subject to Livitiy Business plan being submitted by Feb. This shouldn't affect the brief to Igloo
4.	<u>Non-Resi Ground Floor uses</u>	<ul style="list-style-type: none"> - Ground Floor uses have been updated from Iteration 8 - Dementia Centre, GP Practice and Pharmacy have been ruled out. - Workshop to be held to go over Iteration 9 at next Steering Group meeting, by then we should have a good idea if brief can be accommodated. Cost appraisal to be run. - What housing types will occupy ground floor uses?
5.	<u>Sustainability Workshop</u>	<ul style="list-style-type: none"> - To be scheduled for 22nd Jan, 7-9pm with Richard Partington. - Invites to key groups/individuals to be sent
6.	<u>Footprint Workshop</u>	<ul style="list-style-type: none"> - Will be scheduled once individual architects are appointed
7.	<u>Programme:</u>	<ul style="list-style-type: none"> - Meeting to be held in early Jan with Mike Pocock and Igloo to go through programme. Mike concerned programme is slipping. - Programme to be added to the agenda of next steering group meeting
8.	<u>Business Plans:</u> Flexible Hub and Non-resi uses	<ul style="list-style-type: none"> - To be discussed in detail at next Ops Team meeting: - Specialised operator needed to manage/run flexible space properly. - Mid Jan – straw man business plan to be drawn up
9.	<u>Pinsent Masons Paper:</u>	<ul style="list-style-type: none"> - Pinsents preparing paper on advice regarding Right-to-buy and SPV. - Bruce to chase Pinsents on paper
10.	<u>Setting up Housing Co-op</u> Dinah provided quote from Blase Lambert	<ul style="list-style-type: none"> - Task to be delegated to new Housing Sub-Group - Co-op could potentially start being set up by May - Housing sub-group to ask Council's Housing department regarding housing co-ops