

# FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

## Steering Group Minutes of Meeting

10:30am; Wednesday, 18 February 2015 - Phoenix House, 8<sup>th</sup> Floor – 08/02

### Attendees

#### Lambeth Council:

Cllr Jack Hopkins

Mike Pocock

Neil Vokes

Bruce McRobie

Dilan Alpasha

#### Brixton Green:

Stephen Jordan

Brad Carroll

Dinah Roake

#### Oval House:

Deborah Bestwick

Annika Brown

Robert Priest

Hilary Keenlyside

#### Igloo:

John Long

Robert Knight

Kym Shaen-Carter

Item	Description	Action
1.	<p><u>Master plan: Iteration 10:</u></p> <ul style="list-style-type: none"> <li>- We have a baseline master plan now. We know the limits to where the planners are at and have somewhere to work from. Iteration 10 provides around the same density as Iteration 8 but deals better with the tree issue.</li> <li>- Strategic Panel was presented with scheme of around 300 homes not 331. Concerns were raised after iteration 9 PPA.</li> <li>- Likely that the final number will be around 300 but may be clever ways to get slightly more units.</li> </ul>	<ul style="list-style-type: none"> <li>- Iteration 10 will form the baseline of master plan</li> <li>- What are the implications on housing numbers/mix now that we are going back down to 303 units. Dinah, Bruce, Kym to meet regarding how Iteration 10 can achieve a pro-rate of option 2b in 303 homes (necessary for Architects brief)</li> <li>- Ross has provided detailed comments on planning issues, concerns over heights, density. Main issues related to Plots C, E and F.</li> <li>- Met Works/Tibbalds to meet officers/planners to go through notes in more detail in order to get a clear brief for the individual architects.</li> <li>- Igloo will instruct the architects for Extra Care, Ovalhouse and Carlton Mansions as these plots won't depend on housing mix exercise. Instruction to architects on the volume</li> <li>- Brief for each architects will go to Ops Group for review</li> <li>- Development cost has gone up to £124m</li> </ul>
2.	<p><u>Programme and Procurement:</u></p> <ul style="list-style-type: none"> <li>- Stage C: 14 weeks</li> <li>- Stage D,E: 16 weeks</li> </ul>	<ul style="list-style-type: none"> <li>- Igloo advised that if we can finalise brief within the next week it will allow them to instruct Architects to meet programme</li> <li>- Long decision making processes to be shortened by taking steering group along the journey to lower review process time</li> <li>- Igloo to clearly identify what decisions need to be made ahead of every meeting with Steering Group. Flag up what needs to be done by Client Group.</li> <li>- NV to advise Igloo of Council internal processes</li> <li>- Client group to feedback comments on procurement strategy</li> <li>- Igloo to prepare separate schedule for when they need sign-offs and when they need decisions made</li> <li>- Steering group generally happy with the optimised programme but they need more detail on how the Client and Community feedback feeds in</li> <li>- Agreement to continue design at risk while scheme is in planning. Comfortable we've taken planners through the journey – shouldn't have fundamental changes.</li> <li>- Procurement: Meeting with GLA on 4<sup>th</sup> March to explore available routes to benefit from existing frameworks</li> <li>- Progress Stage C design and by end of stage D we should have a good idea of the contractor we will work with</li> <li>- Theatre completion by end of 2017</li> </ul>

3.	<u>Business Plan:</u>	<ul style="list-style-type: none"> <li>- Viability of Iteration 10 will need to be reviewed – as housing brings in the money, less units means that non-residential will be more costly. Non-resi uses, particularly in Block E, will get more expensive.</li> <li>- OH doing business plan for theatre and Carlton Mansions. Bruce and Brad leading on others.</li> <li>- Children’s Centre: Gap exists between LEAP funding and cost. Tibbalds/Igloo to ask planners if S106 contribution can fund part of the gap.</li> <li>- Planners to advise if Nursery can reduce the education contribution. Tibbalds/Bruce engaging with planners</li> <li>- Steer from Steering Group to progress at risk and to keep the design of the non-resi as flexible as possible</li> <li>- Ops Group to review all non-resi business plans before next Steering Group</li> <li>- Igloo/DBK to revise the costs</li> <li>- Igloo to provide what the basic/core assumptions are for consistency e.g. usable space</li> <li>- Mike feels we can speed up procurement: Smaller group meeting to be set up after GLA meeting on procurement</li> </ul>
4.	<u>OCB brief for business plan</u> Brief for getting help to write the business plan	<ul style="list-style-type: none"> <li>- OCB will have to take over the individual business plans of the non-resi uses except for Ovalhouse.</li> <li>- Currently no allocated budget for preparing the brief but talks with GLA and Plunket Foundation to look at potential funding</li> <li>- Cllr Hopkins suggested Dinah approach Richard Bridge on the OCB</li> <li>- First stage is to get a deliverable about how the OCB will be structured, business plan etc because we are not sure how it will look</li> <li>- Neil suggested that the scope of the tender is expanded beyond just writing a business plan and job specs but also can form the shadow OCB and run it and recruited the permanents development manager. Gives the OCB a focal point so we have a specific person (i.e. director)</li> <li>- NV/DA to advise Dinah on Council’s procurement process</li> <li>- Cllr Hopkins to speak to Cllr Bennett about the housing co-op</li> </ul>
5.	<u>Development Appraisal and Financial Model</u>	<ul style="list-style-type: none"> <li>- Development Appraisal and Financial model will be updated for Iteration 10 by next Steering Group meeting</li> </ul>
6.	<u>Energy Strategy:</u>	<ul style="list-style-type: none"> <li>- Energy strategy: An options paper will be taken to the Ops Group part way through stage C highlighting areas/opportunities for community input</li> </ul>
7.	<u>Comms and Engagement</u>	<ul style="list-style-type: none"> <li>- Social Life starting to interview people for benchmarking</li> <li>- DA to circulate updated comms and engagement schedule</li> <li>- DBK are going to align the comms and engagement programme to fit in with overall master optimised programme</li> <li>- Tibbalds/Igloo to circulate outcomes on Sustainability workshop</li> </ul>
8.	<u>Footprint Workshop</u>	<ul style="list-style-type: none"> <li>- Footprint Workshop: invite has been sent out</li> </ul>
9.	<u>Pinsent Masons Paper:</u>	<ul style="list-style-type: none"> <li>- Paper on right-to-buy and SPV and the next steps: -</li> <li>- Bruce to chase this up. Bruce advised there are draft legal documents for the OCB and draft agreements to lease and draft leases. These needs to be meshed into the work of the OCB business plan</li> </ul>