

FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

Steering Group Minutes of Meeting

10:30am; Wednesday, 18 March 2015 - Room 31, Lambeth Town Hall, Brixton

Attendees

Lambeth Council:

Cllr Jack Hopkins

Mike Pocock

Neil Vokes

Dilan Alpasha

Brixton Green:

Stephen Jordan

Brad Carroll

Dinah Roake

Oval House:

Deborah Bestwick

Annika Brown

Hilary Keenlyside

Igloo:

Robert Knight

Kym Shaen-Carter

Item	Description	Action
1.	Ovalhouse Development Costs and Carlton Mansions	<ul style="list-style-type: none"> - Session on 22 April to run through OH development cost with Council Finance Team - Showing slight deficit on Carlton Mansions - needed to justify HLF application for funding gap - Discussion with finance needed regarding surplus created from office space above theatre – may be used to subsidise other uses on the scheme
2.	<u>Chef's School</u>	<ul style="list-style-type: none"> - Would require subsidy. Discussion on Stepped rent. - Met Works to meet with Brad and WKC to discuss split training and restaurant element
3.	<u>Children's Centre</u>	<ul style="list-style-type: none"> - Deficit and cannot afford to pay rent. - Need to consider ways to work more efficiently and if the council is willing to put in more capital to fund the gap
4.	<u>Children's Nursery</u>	<ul style="list-style-type: none"> - Confident of surplus - NV to speak to Chestnuts
5.	<u>Flexible Space</u>	<ul style="list-style-type: none"> - Tibbalds may advise that is is a cost that the project needs to absorb
6.	<u>Convenience Store</u>	<ul style="list-style-type: none"> - Igloo to meet DTZ to show them latest version of master plan and to discuss market robustness and potential of convenience store in 2-3 years' time.
7.	<u>DTZ market research</u>	<ul style="list-style-type: none"> - DTZ non-resi market research excludes theatre but must include creative work space.
8.	<u>Programme for Key Decisions</u>	<ul style="list-style-type: none"> - Igloo to issue programme mapping out when key decisions need to be made, including those decisions related to lease agreements. - Example of risk: Agreement to lease with OH needs to be in place to proceed with Stage D - Stage C can start once sign-off of Briefs and Iteration 10
9.	<u>Development Appraisal</u>	<ul style="list-style-type: none"> - Kym running two models – one on discussions with Bruce and one based on discussions with DTZ (are DTZ assumptions credible?) - NV to invite Kym and Brad to meeting with Grant Thornton
10.	<u>Housing Mix</u>	<ul style="list-style-type: none"> - Tom Tyson's feedback on Housing Needs indicates demand for more 2 beds - NV to circulate note on issue for review by steering group
11.	<u>Meet the Architects</u>	<ul style="list-style-type: none"> - Event postponed to 14th April
12.	<u>Procurement</u>	<ul style="list-style-type: none"> - Based on discussion with GLA, we can use their framework - Soft Market testing of framework needs to be done ASAP - Smaller group procurement meeting to be set up to discuss procurement strategy, social value expectations etc.
13.	<u>Business Plan for OCB</u>	<ul style="list-style-type: none"> - Dinah has sent business plan brief to Locality for quote. We need at least 2 more quotes to comply with Council rules

14.	<u>Housing Co-op</u>	<ul style="list-style-type: none"> - Cllr Hopkins to speak to Cllr Bennett regarding setting-up housing co-op
15.	<u>Comms and Engagement</u>	<ul style="list-style-type: none"> - Social Life's work. Kym/Nicola to circulate note and organise for Social Life to talk to the comms group - Comms and Engagement spreadsheet – Brad to review - Igloo to circulate outcomes from sustainability and housing workshops.