

FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

Steering Group Minutes of Meeting

10:30am; Wednesday, 21 January 2015 - Olive Morris House, 3rd floor

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

Igloo:

John Long

Robert Knight

Kym Shaen-Carter

Met Works:

Neil Deely

Nick Philips

Item	Description	Action
1.	<p>Met Works update on Iteration 9:</p> <ul style="list-style-type: none"> - Aim of retaining clumps of trees in a more meaningful way - Improvements to public realm would include area in front of theatre and into Coldharbour Lane - Building heights have gone up slightly to accommodate latest numbers and housing mix (increased volume) - OH building shallower and longer - Communal amenity space and door-step play. Plot F struggling to provide sufficient amenity space (narrowest part of site with around 50 homes but as a whole site, amenity space is sufficient. Door-step play may be an issue. A housing co-op & good design would encourage mix and use of different parts of the site. All homes will have balconies. 	<ul style="list-style-type: none"> - Met Works to look at the viability of function of the open/public landscaped spaces - Traffic/Parking: BWP carrying out traffic survey. Discussions on possibly extending the SPZ. Concern re. accommodating the capacity of parking may 'use up' some of the green/open space. O.H. need space for transit van parking and disabled parking. - Need to consider space for possibly accommodating an onsite energy/heat plant - Acoustic modelling, particularly of the northern section of the site, needs to be carried out (concern re. sound insulation and creation of a microclimate) - Met Works to work with OH and Foster Wilson on how new design could work and accommodate required space. - Landscape proposal needs to set out how many new trees will be planted including other mitigation measures. - Met Works taking a holistic approach to resolve the matter of parking, trees, roads, landscaping and public realm in general
2.	<u>Business Plans</u>	<ul style="list-style-type: none"> - Next meeting to go over all business plans - Suggestion to expand business plans to include Carlton Passage - NV to talk to Tom Bridgman/ Network Rail regarding arches next to Carlton Mansions (currently not within the redline)
3.	<u>Workstreams to test the latest Iteration – Engaging with relevant parties</u>	<ul style="list-style-type: none"> - OH to review Iteration 9 with regard to theatre - Brixton Green to look at Housing Mix - Non-resi users to look at their respective spaces - Fitch Court to look at Extra Care homes - Planner to look at the whole scheme - Grant Thornton to review for viability
4.	<u>Comms and Engagement</u>	<ul style="list-style-type: none"> - Igloo/Met Works/Individual architects to develop an engagement brief for each plot plus public realm

5.	<u>High-level development appraisal update:</u> <ul style="list-style-type: none"> - Argus appraisal of Iteration 9: Project breaks even - Construction cost: £92m - Project Cost: £124m - Construction contingency: 7.5% - Development contingency: 2.5% (usually 5% each but Council is the developer) 	<ul style="list-style-type: none"> - Grant Thornton model to be presented at February Steering Group - A more detailed review to take place with Council's finance team – viability needed plot by plot with modelling over 60 years. - Moment for Cabinet sign-off needs to be determined (likely in a few months)
6.	<u>Programme and Procurement Strategy:</u> What are the preferred outcomes/aspirations	<ul style="list-style-type: none"> - Igloo to optimise programme to cut out some slippage - Fast-tracking Carlton Mansions to be incorporated into the optimised programme - Brixton Green, Council to respond to questions from R.K.'s paper. - We need to aim to have a contractor on board once we obtain planning permission - Schedule Steering Group meeting for 4th March to discuss procurement
5.	<u>Sustainability Workshop</u>	<ul style="list-style-type: none"> - Outcomes of the Sustainability Workshop to be circulated to the Steering Group
6.	<u>Footprint Workshop</u>	<ul style="list-style-type: none"> - Will be scheduled once individual architects are appointed
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 and circulate to Steering Group
10.	<u>Brief for Housing Co-op and OCB</u>	<ul style="list-style-type: none"> - Housing Sub-group to agree brief to procure Housing Co-op - Brixton Green to circulate brief for OCB and then send out to tender once agreed. - Co-op could potentially start being set up by May - Housing sub-group to ask Council's Housing department regarding housing co-ops
	<u>AOB</u>	<ul style="list-style-type: none"> - Bruce to send out business plan templates - Mediation meeting to be set up with OH/Brixton Green