

# FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

## Steering Group Minutes of Meeting

10:30am; Wednesday, 21 January 2015 - Olive Morris House, 3<sup>rd</sup> 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.	Met Works update on Iteration 9: - 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"> <li>- Met Works to look at the viability of function of the open/public landscaped spaces</li> <li>- 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.</li> <li>- Need to consider space for possibly accommodating an onsite energy/heat plant</li> <li>- Acoustic modelling, particularly of the northern section of the site, needs to be carried out (concern re. sound insulation and creation of a microclimate)</li> <li>- Met Works to work with OH and Foster Wilson on how new design could work and accommodate required space.</li> <li>- Landscape proposal needs to set out how many new trees will be planted including other mitigation measures.</li> <li>- Met Works taking a holistic approach to resolve the matter of parking, trees, roads, landscaping and public realm in general</li> </ul>
2.	<u>Business Plans</u>	<ul style="list-style-type: none"> <li>- Next meeting to go over all business plans</li> <li>- Suggestion to expand business plans to include Carlton Passage</li> <li>- NV to talk to Tom Bridgman/ Network Rail regarding arches next to Carlton Mansions (currently not within the redline)</li> </ul>
3.	<u>Workstreams to test the latest Iteration – Engaging with relevant parties</u>	<ul style="list-style-type: none"> <li>- OH to review Iteration 9 with regard to theatre</li> <li>- Brixton Green to look at Housing Mix</li> <li>- Non-resi users to look at their respective spaces</li> <li>- Fitch Court to look at Extra Care homes</li> <li>- Planner to look at the whole scheme</li> <li>- Grant Thornton to review for viability</li> </ul>
4.	<u>Comms and Engagement</u>	<ul style="list-style-type: none"> <li>- Igloo/Met Works/Individual architects to develop an engagement brief for each plot plus public realm</li> </ul>

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