

# FUTURE BRIXTON: SOMERLEYTON ROAD PROJECT

**Steering Group Minutes of Meeting**  
**10:30am; Wednesday, 23 July 2014 - Six Brixton (No. 6 Somerleyton Rd)**

## Attendees

### Lambeth Council:

Cllr Jack Hopkins  
 Neil Vokes (partial)  
 Bruce McRobie  
 Dilan Alpasha

### Brixton Green:

Stephen Jordan  
 Dinah Roake

### Oval House:

Deborah Bestwick

### Igloo:

Robert Knight  
 Kym Shaen-Carter

Item	Description	Action
1.	Minutes and Actions: DA has compiled a list of minutes/actions from the past 6 months, and categorised them into various key issues.	To be used alongside Dinah's work in progress report in order to illustrate how key issues have progressed (telling the story)
2.	Westminster Kingsway Meeting	BC to advise regarding visit date
3.	Heritage Lottery Fund – study to understand the heritage deficit of Carlton Mansions	Igloo to update on progress of surveys
4.	Pinsent Masons: 2 <sup>nd</sup> Stewardship workshop	Draft notes from Pinsents to be circulated. NV to prepare plan of action going forward and to arrange necessary meetings.
5.	Business Plan: Jess Steele met with Cllr Hopkins, council officers and Brixton Green trustees to develop a draft brief to tender for the new community body business plan - Investing in existing social network	- Cllr JH and DR to discuss draft brief over the phone. - DR to fwd Anthony Collins Report to JH
6.	Highlight Report and Risk Register	DA to advise on dates
7.	Team/Organisation Structure:  NV previously raised a point regarding controlling engagement with professional advisors, architects etc. Single point of contact needed  Igloo incorporated comments/feedback from Steering Group and updated Organisation structure	To be discussed at next meeting
8.	Finance/VAT:  Steering Group and Igloo agreed that a tax specialist would be a preferred option over Grant Thornton to provide tax advice for the project.	BM awaiting feedback from Lambeth Finance regarding VAT, SDLT. To advise Steering Group on financial parameters, appropriating Carlton Mansions etc
9.	Key Decisions:  Igloo to prepare and circulate list of key decisions that need to be made including timelines and dependencies	RK advised that this will come out of the programme.

10.	<p>Sustainability:</p> <p>Igloo to arrange meeting for green building/passivhaus specialist Richard Partington to advise Steering Group, and possibly a further meeting with Richard and the wider community</p>	<p>CB to invite Richard P to Bermondsey Sq visit 06 Aug</p> <p>NV to follow up with Tom Bridgman on his meeting with Agamemnon and to advise BC</p> <p>Igloo to arrange Footprint Workshop to discuss what level of sustainability is required.</p>
11.	<p>Custom-Building:</p> <ul style="list-style-type: none"> <li>- If residents are renting then custom-building may be challenging, more suitable if residents buy their properties. Market Analysis needed.</li> </ul>	<p>Igloo to invite John Sawyer to advise on custom build schemes in Newham and those with a fully rental model. (in Sept)</p> <p>DR to speak to Community Self Build Assoc. (and Mutual Housing Group)</p>
12.	<p>Comms and Engagement:</p> <p>Thursday 10 July CB chaired first Comms Strategy meeting with Social Life, Tibbalds, BC and DA</p>	<p>CB to circulate notes on first Comms Strategy meeting</p> <p>JH to introduce BC to John Balazs and Jane Gereda</p>
13.	<p>Project Execution Plan:</p> <p>Igloo keen to have a single document (with various sections) for everything related to the project including council/steering group issues</p>	<p>NV to send comments on key decisions including those related to council issues</p>
14.	<p>Housing Policy:</p> <p>Finalisation of Housing Brief</p>	<ul style="list-style-type: none"> <li>- Igloo to refer design team to Dinah's housing spread sheet as an initial brief/starting point</li> <li>- DA to set up housing mix/size meeting with Cllr JH, DR, NV, Cllr Bennett, Tom Tyson</li> <li>- NV/DA to advise on the decision making process to get agreement on mixes/sizes</li> </ul>
15.	<p>Project Brief: Written Brief</p> <p>Igloo circulated draft brief with appendices including spreadsheet with details of all prospective uses</p> <p><b>Notes from review of Written Brief:</b></p> <ol style="list-style-type: none"> <li>1. Igloo advised written document based on straw man, background info, aims and objectives</li> <li>2. DR, SJ, NV advised that the scheme progressed from master plan, followed by the Field and Glegg Bradley feasibility study and then the PTEa report. Important to highlight that it sprung by collaboration and not just through consultants.</li> <li>3. Brief to be published publicly, Council comms people to get involved to bring out narrative</li> <li>4. RK: 2 goals – 1. Brief to release the team and 2. Brief to provide a narrative</li> </ol>	<ol style="list-style-type: none"> <li>1. Take brief to Comms group to help 'tell the story'</li> <li>2. Important for Igloo's comms team to understand the story</li> <li>3. Trade-offs: Discussion needed to determine process needed to rank priorities and discuss how this will happen. Can <i>Footprint</i> help? e.g. zero carbon vs costs and no of units</li> <li>4. Disabled access: to be fed into wider Brixton central master plan as well as our project brief</li> <li>5. NV to discuss need for S106 with planners, can it be waived? How flexible?</li> </ol>

	<ol style="list-style-type: none"> <li>5. Trade-offs: Important to discuss for the narrative. Process needed to rank priorities and discuss how this will happen. Can <i>Footprint</i> help e.g. zero carbon vs costs and no of housing units</li> <li>6. Paying green percentage on the rents?</li> <li>7. DB questioned if eco-standards are the same for all scheme as theatre and housing/commercial may have different standards/sustainability targets. Not in a position to tie theatre to same standards as the rest of scheme. Can be discussed during trade-offs discussion.</li> <li>8. Parking: brief needs to expand on this</li> <li>9. Trees: what is the desire to keep mature trees? Specific types of trees? To be discussed with trade-offs. Original Tree statement?</li> <li>10. Public Realm Strategy: Igloo to be aware of this.</li> <li>11. Disabled Access: DB raised disabled performers agree that Brixton is “a hazard for disabled people”. This point needs to be fed in: a) T. Bridgman’s consultation for wider Brixton master Plan or for consultation for supporting an access strategy b) Somerleyton Road Project Brief</li> <li>12. S106, this scheme provides a lot of community benefit (self-mitigating)</li> <li>13. CIL doesn’t apply to affordable housing and custom built homes</li> <li>14. Straw man: Some issues not agreed on</li> <li>15. Affordable Housing – Local Lettings policy: Wording to be discussed and agreed as it is a public document</li> <li>16. Tenancies: Wording to be discussed. Policy statements need to be flagged up as work in progress (not design critical).</li> </ol>	
16.	<p>Project Brief: Spreadsheet</p> <ol style="list-style-type: none"> <li>1. RK’s concern: if anything is designed so bespoke and that provider/occupant leaves/fails</li> <li>2. Spreadsheet highlights probability of falling out and degree of impact if user falls out</li> <li>3. Evelina Centre: High Risk!</li> <li>4. WKC (both options): High Risk! Funding streams very uncertain and not engaging in process. Alternative option to be considered. RK advised that Chef’s school design can progress but will be an issue when installing mechanical services, (sufficiently generic design). Geoff Booth would be able to advise on WKC financial situation and future plans.</li> <li>5. Steering Group confirming progress with Chef school option 1: bakery, kitchen and restaurant</li> <li>6. SJ: Something should be drafted to explain the transparent process for how workspace is being allocated</li> </ol>	<ul style="list-style-type: none"> <li>- SG to review and discuss how to mitigate risks</li> <li>- SG to discuss at what point to pull the plug on any weak options.</li> <li>- Igloo to make some assumptions for the master plan, work with team and highlight what can/cannot be accommodated</li> <li>- Cllr JH to speak to Stella regarding Children’s Centre, Evelina Centre, Nursery</li> <li>- SG to consider DTZ etc. to market the scheme to the private sector to get more interest and competitive rents</li> <li>- SG to speak to other potential providers for bakery, kitchen, restaurant space to lower risk</li> <li>- Brixton Green to speak to Jay or other chefs.</li> </ul>

17.	<p>AOB:</p> <ul style="list-style-type: none"><li>- Concern of down specifying for Affordable Housing (e.g. Robustness of sound insulation, recycling and waste strategy). How will this be dealt with in the brief?</li><li>- Discussion needed on Value engineering</li></ul>	