

Future Brixton: Somerleyton Road Steering Group - 16.10.2013

Brixton Green - Brad Carroll / Dinah Roake

Ovalhouse - Deborah Bestwick

Lambeth - Cllr Robbins / Bruce McRobie / Neil Vokes / Trisha Boland / Anna Quigley

1. Notes of previous meeting - agreed.
2. Terms of reference

Democratic services reviewed the terms of reference for the steering group and recommended the inclusion of specific behaviours for steering group members. The group also agreed to add a sentence in about the steering group members having the right skills at the right time in order to successfully deliver the scheme and therefore this should form part of the 6 month review.

Democratic services will review the terms of reference one more time to ensure they are aligned with the Council's new constitution and with local government law - Trisha to action. Suggestion that Trisha has a conversation with Locality regarding the terms of reference.

The steering group agreed the terms of reference subject to further advice being sought from democratic services and Locality.

3. Wider stakeholder group

Brad and Trisha had met to discuss how best to widen the engagement of local people beyond the steering group. The proposal is to establish a group for future commercial tenants, a group for wider community representatives and a group for statutory stakeholders such as the Police, TfL and the Greater London Authority.

The steering group saw a need for targeted engagement to ensure that all groups have the opportunity to be involved in the project. We can learn lessons from the SPD consultation process which highlighted an under-representation of young people and BME groups. It was agreed that Anna would approach the Young Lambeth Coop to see whether they would be interested in playing a role in the project.

The steering group suggested the wider community representatives group should meet every quarter and that wall space within 'Meanwhile at Number 6' is used to exhibit information on the project for people to read when they are using the building.

The equalities team should be involved in designing the engagement programme as the opportunity is to use the project as an exemplar scheme for working with and engaging different groups in Brixton.

PEP are doing some ethnographic work in Brixton to understand why specific BME groups are not engaging with the council and this should feed into the Somerleyton Road project.

Trisha, Brad and Anna to further develop the engagement strategy and to design a template to capture equalities data for all events.

4. Workplan for the steering group

The work plan is key tasks extracted from the project programme which will be discussed at the steering group meetings.

Add 'brief for the procurement workshop' to the agenda on the 30.10.13.

The Arts Council England deadline is 10am on 12 Dec 2013 - with an announcement in June to coincide with revenue programme. If successful it should release pre-development funds as well as secure the capital allocation for the theatre.

Need legal advice on how the Arts Council grant can be transferred into the overall development pot - Neil to add this to the brief for the legal advisors.

Add 'terms of reference' to next meeting.

EQIA - Dinah to circulate guidance note on best practice for EQIA

5. Brixton Green Workshops

Brixton Green intend to hold a series of workshops to further develop the project. The first workshop will be on the 28th November and will be aimed at future potential commercial users. The intention is to send an expression of interest to local businesses and organisations to see whether they would be interested in taking space in the new development. The businesses and organisations would be asked to complete a basic questionnaire, providing information on their organisation, their space requirements and what funding they would be able to provide.

Brixton Green would then commission consultants to produce an assessment of community benefit whereby each organisation is assessed as to what benefit it would bring the local area and that benefit would be monetised. Brixton Green have commissioned architects Fielden Clegg to then produce outline plans for how these different businesses and organisations could be included within the development. Locating similar businesses together so that they can benefit from being grouped together.

Brixton Green asked for recommendations for companies who might be able to carry out the community benefit assessment. The steering group acknowledged that assessments of community benefit can be a complex and difficult area.

Recommended to use 'Your Business' e-news mailing list and the Future Brixton mailing list to send out the expression of interest.

Fielden Clegg to feed back on brief and then Trisha and Bruce will review the expression of interest.

6. Legal advisors

There are two commissions for legal advice i) Brixton Green seeking advice on community ownership and management models ii) Lambeth seeking legal advisors to support the whole project i.e. drafting contracts, procurement and property advice etc

The steering group recommended:

Add in issue around ACE grant money to the brief.

Add in reference to Brixton Green's commission to look at cooperative housing models.

Brixton Green's tender has gone out to:

- Pinsent Masons
- Scott Morrison
- Anthony Collins
- Laurence Graham

Tenders back next Wed 23rd Oct - BM to jointly assess. Appoint on the 30th Oct.

7. Outputs for the development manager and design team

Under the design team there should be more specific minimum requirements for the design team and how they enable local people to input.

Add in BG comments on outputs.

AOB

The steering group revised the paragraph in the Cabinet paper relating to Ovalhouse and the overall management structure.

Pre Cabinet meeting with the public planned for the 30th Oct. The purpose of the event is to update people on how we've got to where we are, how we will be working going forward and how people can get involved. Important to set out the ambitions for the project and to clarify any misunderstandings. The event should be informal with time for mingling. Anna will draft a sessions plan.

Inside Housing and South London Press may attend.