**STRATEGIC TENANT AND RESIDENT PANEL MEETING**

Wednesday 27 July 2022

6.30pm-8.30pm

Microsoft Teams

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| MINUTES | ACTION |
| Present:  **STAR Panel Members**  Cllr Ahsan Khan (AK)  Bert Morris (Vice Chair) (BM)  William Wood (WW)  Josie Lewis (JL)  Ahmed Hussain (AH)  Arsalan Tariq (AT)  Iraah Wehner (IR)  **Officers**  Rumana Akthair – Housing Engagement Officer (RA)  Shahid Mallam – Head of Insight and Engagement (SM)  Masuma Begum - Housing Engagement Officer (MB)  Sumitra Gomer – Divisional Director for Housing Assets (SG)  Richard Tomkinson – Independent Mentor (RT)  Jane Martin – Divisional Director of Housing Operations (JM)  Paul Lowenberg – Chair of Sixty Bricks (PL)  Jennifer Currier – Sixty Bricks Development Director (JC)  Adam Jenner – Head of Place (AJ)  Apologies:  Juli Ozer |  |
| 1. WELCOME AND APOLOGIES |  |
| BM opened meeting. Apologies provided by Juli Ozer. |  |
| 2. REVIEW OF LAST MEETINGS MINUTES |  |
| Minutes of last meeting approved.  RA confirmed sheltered visit took place by WW and Ahmed Hussain. WW felt garden at Plaxton Court could have been designed better but also that they were given the chance to speak to many residents who all stated they were very happy with the changes.  SG confirmed Alan Riches had followed up actions with Juli Ozer regarding scaffolding.  All actions completed.  SG advised she met with Levelling Up Department. She stated Fire safety Act and Building Safety Act covered all blocks but the regulatory scope would be for 18m+ buildings.  BM queried about court action against Osborne. SG explained settlement has been agreed and terms of the settlement are confidential. That was part of the settlement agreement. Court action has been formally withdrawn. |  |
| 3. INTRODUCTION TO SIXTY BRICKS |  |
| PL provided presentation on Sixty Bricks background, structure and objectives.  JC provided overview of current development programme - Phase 1. Centenary house is the only scheme that has been handed over. Two more schemes will be handed over in the next few weeks. Phase 2 will include 5 schemes.  PL explained key risks were inflation and delays with supply chains. Current review of council owned land is taken place. Potential to build approximately 1000 properties. Will need to purchase more land to deliver 4000 target.  PL keen to have more effective communication between Sixty Bricks and key stakeholder including STAR.  AT queried funding structure for Sixty Bricks. PL explained Sixty Bricks borrow money from Council through a loan and pays back the loan with interest as well as generate social housing.  AT queried if income generated is used for anything other than future building. PL explained currently funding is put back in but part of the developments are also social value benefits of the local area such as new MUGA, play area etc.  AT queried about funding towards local improvements  JC advised it usually related to highways and transportation, education and health – local health centres and school. Sixty Bricks contributions are usually lump sum payments which are negotiated during planning. One of the sites will also have a health centre for NHS use.  JC to check if there is any contribution to the TMO or local area as part of the Sansom project.  WW queried how many of the new builds will need retrofitting eco homes. PL advised zero carbon homes and responding to climate emergency was one of the priorities of Sixty Bricks.  WW felt there should be more fully accessible properties and consideration for green spaces.  JC advised 10% wheelchair are fully fitted out, bathroom, grab rails etc. All properties meet london plan guidance around level access. These are much more accessible than older properties and can be converted into fully accessible properties. JC explained amount of space for communal areas vary from scheme to scheme but they all have some green space and all flats have balconies.  IW recalls introduction to STAR when Sixty Bricks was first set up. IW requested breakdown of definitions used by Sixty Bricks for types of lettings to be shared with wider residents.  JC advised Sixty Bricks uses the same definition as Mayor of London. JC to provide document of definitions.  IW suggested use of the word scheme could have negative connotations. It separates the work they’re doing to what developers in the private sector are doing. Residents in WF may take the view as this is what the Council are doing. Using the same language as private developers may help bridge the barrier between social housing and private housing.  IW queried if Sixty Bricks had a website and if there was a link to it in the WFC website.  JC confirmed [www.sixtybricks.co.uk](http://www.sixtybricks.co.uk) is linked to Council’s webpages. The website’s potential hasn’t been maximised but a new Communications Manager has just started within the organisation. Sixty Bricks have also worked with Engagement Team on Centenary house - the one scheme that has been handed over. Will be working closely once more are handed over.  AT requested feedback on green spaces at Sanson road.  JC advised there is green space but located at the back of the building and only for residents of the block. JC to share ground plan.  AT stated he has been notified tenancies for the new block will have a car free clause. Parking is a big issue on the estate and queried how it will be managed.  AJ advised unrestricted parking possible on many existing sites. A programme to consult residents in these areas to bring in permit parking controls has been developed. Place Team are working closely with Sixty Bricks regarding parking on new builds. Car free residents will not be able to apply for permit within any controlled parking zone.  AJ to provide update on when Sansom will be consulted for permit controls.  BM queried cost of rent for GPs at the new health centre being built. BM was concerned in other areas rent was too high for GPs.  JC advised Sixty Bricks will fund shell and core and hand facility back to Property Team in the Council at St James Street. Property team fit out in consultation with practices and agree rent.  AK advised site at St James Street is cheaper what they are currently paying. | JC  JC  JC  AJ |
| 4. LEASEHOLDER IMPROVEMENT PLAN |  |
| AJ provided presentation updating on leaseholder improvement panel.  IW reiterated not all leaseholder live in the properties they are own. Have there been direct communication to those leaseholders?  AJ advised message that went out was via Granicus and Resident News. There will be other opportunities to engage with leaseholder when sending out invoices.  IW queried what the quorum of the panel will be.  AJ will explore with TPAS.  AT queried if RT had been offered the role as he had been a great support to STAR. RT advised he did not have capacity.  SM has had telephone conversations with TPAS. In their experience, virtual meetings were more beneficial for leaseholder engagement as some leaseholders don’t live in the borough. TPAS will help agree how to get good cross section of residents involved in the Panel.  IW requested permission to share slides with other residents.  AJ granted permission.  RA to distribute copy of the slides. | AJ  RA |
| 5. AOB |  |
| RT provided an update on Sub Groups: Principles for Basecamp drafted and will be shared for further comments; the other two sub groups have not yet concluded their work. RT particularly stressed the importance of the staff training group as this is a key commitment in the Resident Involvement Strategy to be delivered this year.  RT updated on the resident-led scrutiny on repairs satisfaction. Currently in the desktop review phase, a lot of information has been received from the Assets team and this is likely to take a couple of meetings to review. SG offered her support to come along to meetings to provide any context needed in support of the information provided. BM commented that it would be useful to do this face to face. RT will liaise with RA to organise dates.  Cllr Khan thanked the panel and briefly set out his key priorities and the need to work hard to address the housing crisis recognising that the STAR Panel having a crucial role to play in working with the service. | RT  RT/RA |
| 6. DATE OF NEXT MEETING |  |
| Wednesday 12 October 2022 – hybrid meeting at Fellowship Square |  |