

Minutes of Meeting of the Woodberry Down Estates Development Committee held on Thursday 21st November 2002 at the Robin Redmond Resource Centre, London N4

PRESENT

Committee Members

Sarah Marsh	Donna Ferguson
Alex Robinson	
Loraine Braniff	Nuray Wood
Veronica Mensah	Alex Sheridan
Loraine McGarvey	Louisa Hitchison
Peter Naughton	Robert Jarrett
Agatha Nwosu	Debbie Sinanan
Kathleen Smith	Vi Carpenter
Valerie Norman	

WDRT Team

Mark Adams	Neal Purvis
Clive Burrows	Leszek Rataj

Visitors

Tim Thurston	Dearle and Henderson
Joanne Rowbottom	Noreen Raja

1.0 APOLOGIES FOR ABSENCE

Councillor Maureen Middleton	Councillor Aussenberg
Councillor Chris Sills	Councillor Peacock
Jonathon Devan	Luigi Marazzi
Gail Kahveci	Layi Adesanu

2.0 MINUTES OF THE MEETING 17TH OCTOBER 2002

2.1 With the addition of 'who fell asleep'. The minutes were approved as accurate.

3.0 MATTERS ARISING FROM THE MINUTES OF THE MEETING

3.1 (8.5) The workshop with CABE will be on Monday 9th December at 7pm

- 3.2 (11.2) Mark has seen the person in Spring Park Drive who wrote to the leader of the council with his concerns. This resident has received the letter of reply from the leader of the council.

4.0 REPORT BACK FROM THE COUNCIL CABINET MEETING

- 4.1 Loraine explained that EDC officers had met Cllr Carswell, the Mayor Jules Pipe, Max Caller and Mekor Newman the Assistant Director of Housing before the Cabinet Meeting. The deal with BCL has been agreed with the new school to be completed by December 2004 or the School will have to pay large fees. The school site will be sold to English Partnerships with the legal details to be agreed by March 2003.
- 4.2 The issues of the shops was also raised with the council leadership.
- 4.3 Mark confirmed that the Cabinet had ratified the sale of the school site, and had passed the Cabinet report. John Devan had managed to negotiate an improved agreement on the rent with Nelson Bakewell since he had addressed the EDC.
- 4.4 There was a discussion on leaseholders. Vi asked why the Cabinet Report specified leaseholders had to buy a share of the equity of new homes. Mark confirmed that leaseholders could buy all of a new home if they could afford it. Mark to write to Vi and the leaseholders in the area to confirm this.
- 4.5 Vi asked when there would be a meeting with leaseholders. Mark agreed to circulate information to representatives when legal advice on leaseholders had been received by the team.
- 4.6 In response to a question from Louisa Mark made clear that there were other options for leaseholders.

5.0 EXPECTATIONS DOCUMENT

- 5.1 Clive explained that the EDC Redevelopment Sub Group had done lots of work to draft the Expectations Document for tenants who are living in blocks that will be demolished. The WDRT had consulted decant staff in Hackney's Housing Department during the drafting and they had not raised any major issues with the documents. If the EDC approved the document tonight then it would be submitted to the Council's Cabinet for approval as local rehousing policy.
- 5.2 There was a discussion about satellite dishes. Only those where tenants have had permission from the council to erect them should be covered in the removal and disturbance allowance.
- 5.3 There was a discussion about one move decants or the Right to Return. Clive explained that one move decants had been introduced as a result of tenants requests. Homes would be pre allocated and residents would have a say in the internal design

and finishes. There was still an issue of right to return for tenants on Holmleigh Road which may be demolished. Residents have made clear that any right to return must be legally enforceable.

- 5.4 The EDC adopted the Expectation Document for tenants in homes to be demolished by 11 votes to 0 with 3 abstentions.
- 5.5 **Mark agreed to try to get the Expectation Documents considered by the council at the Cabinet on 27th January.**
- 5.6 The Expectations Documents for tenants living in blocks to be refurbished and leaseholders will come to a future EDC.

6.0 LEASEHOLDER SURVEY

- 6.1 Mark explained the main findings so far of the leaseholders survey. 65 leasehold flats are sublet.
- 6.2 Vi made the point many leaseholders were unclear about the purpose of the survey. Translation was an issue.
- 6.3 Louisa asked if non resident leaseholders were being contacted. Mark confirmed they were.
- 6.4 There was a discussion on tenants of leaseholders. Alex explained that there had been discussion at the rehousing sub group and that further legal advice had been asked for on this.
- 6.5 Louisa made clear all leaseholders needed over a year of prior warning before events happened.
- 6.6 Mark explained that the Right to Buy can only be suspended where there is a masterplan, a developer in place and a signed legal agreement with the developer. The council could then apply to the Secretary of State for permission to suspend the Right to Buy.

7.0 ST OLAVE'S COMMUNITY SPACE

- 7.1 Joanne works with Reverend Tunde Roberts 2 days per week (Thursday and Friday) at St Olave's Church. Her role is to find out how the church space could be better used for the local community's benefit. Joanne needs feedback on what the local community needs and what needs are not being met.
- 7.2 Joanne left a questionnaire for all EDC members to fill in and return to the WDRT.

8.0 CONSULTATION ON COST OPTION

- 8.1 Neal explained that the report showed the result of the tabletop sessions and public meetings on the Cost Option. Residents overwhelmingly support the preferred option except in Spring Park Drive.
- 8.2 There had been a consultation meeting in Holmleigh Road on Wednesday with the best ever turnout for the area, 32 residents. There are a variety of opinions in Holmleigh Road with some

residents preferring demolition and new build and others preferring refurbishment.

9.0 MASTERPLANNING

- 9.1 Mark explained that a slim draft masterplan would be available in the next week. It will show ideas to build a new school next to the existing school, 3 small GP surgeries with childcare facilities, the narrowing of Seven Sisters Road and proposals for phasing of the housing demolition and new build.
- 9.2 The slim draft document will following consultation, grow to a fat draft masterplan. There will be a special EDC meeting on 19th December to discuss the draft masterplan.
- 9.3 The workshop with CABE on the Masterplan on Dec 9th will include English Partnership, Broadway Malyan and WDRT.
- 9.4 Tim explained the Masterplan should include ideas;
 - How designs impact on relations with neighbours
 - Sustainability
 - How homes would be managed
 - The costs, service charges and how underground car parks would be made secure
 - Examples of how similar designs have worked elsewhere
- 9.5 Mark explained the Learning Trust and the Primary Care Trust are more involved in the Masterplanning Process now and that proposals for the redevelopment of the John Scott Health Centre and building a new centre at the hub of the estate.
- 9.6 There are investigations into a PFI Local Initiative Finance Trust (LIFT) scheme for the John Scott Health Centre that would involve a 30 year agreement and refurbishment. It is unlikely this would provide a facility big enough to meet the needs of a regenerated Woodberry Down estates and other service users.
- 9.7 11 people were interested in the Glasshouse seminars in Chester in January. **Clive to check on availability.**
- 9.8 The Masterplan will be independently appraised by Renaisi.
- 9.9 Mark explained the SRB spend for the year has been low on the housing programme. The OJEC notice will be placed by 24 February with tender returns beginning of March . With one month to evaluate with EDC and panel to get ready for interviewing and appointment in May.
- 9.10 Loraine raised the issue of extra staffing for the team. Mark to do some work on this.
- 9.11 Mark to investigate secondments.
- 9.12 Mark reported that housing had underspent SRB this year by £400 000. The money was 'use it or lose it'. The money has been reallocated to:
 - build a temporary nursery in Newton Close or Spring Park Drive.
 - Some refurbishment to the John Scott Health Centre

- Some works to the social club in Woodberry Grove to support activities for the elderly
- Development of the gym in the BCL school
- Capital works to the Primary School

9.13 Vi asked could the money be used on housing repairs. It cannot as it is SRB money.

9.14 There was a discussion on the need to buyback leasehold homes. It is proposed there will be £7m for leasehold buybacks.

10.0 FINANCE SUB COMMITTEE

10.1 There has been no large spending since the last EDC. The budget has been approved by Hackney's Cabinet and the cheque is expected very soon.

11.0 EDC ELECTIONS

11.1 Details to be reported to the next EDC.

12.0 Any Other Business

12.1 There was one confidential item. All people other than EDC members left for this item.

The meeting ended at 9.30pm. The next meeting will be on Thursday 12th December at 7pm.

Neal Purvis
22.11.02.