

MINUTES OF MEETING OF THE WOODBERRY DOWN ESTATE DEVELOPMENT COMMITTEE HELD ON THURSDAY, 20TH SEPTEMBER 2001, AT THE ROBIN REDMOND RESOURCE CENTRE, SEVEN SISTERS ROAD, LONDON, N.4.

Present:

Nichola Hanlon, Alex Sheridan, Kathleen Smith, Veronica Mensah, Thomas Baptiste, Sarah Marsh, Lorraine McGarvey, Debbie Sinanan, Gail Kahveci, Nuray Wood, Robert Jarrett, Lorraine Braniff, Valerie Norman, Jonathan Devan, Agatha Nwosu.

Visitors:

Andrew Westcott, Mike Sparrow, Jo Baty, Janice Ferguson.

Councillors:

Maureen Middleton, David Phillips.

WDRT Team:

Leszek Rataj, Clive Burrows, Colin Bright, Olwenn Martin.

Lorraine Braniff took the Chair for this meeting.

It was pointed out that very few members had received the papers in respect of this meeting. This was due to the fact that insufficient postage had been paid. When they **are** delivered members will be expected to pay 67p.

1. Apologies

There were seven apologies for absence, these were from:

Antonia Kalejaiye, Vi Carpenter, Lidia Achilleos, Louisa Hutchinson, Brendon Wells, Neal Purvis, Micah Gold.

2. Minutes of Last Meeting/Matters Arising

Regarding the report on the School Site, Andrew Westcott pointed out that although Micah had said work would be starting late August/early September, this should have been **investigation work taking place** on these dates, not actual work.

Maureen Middleton said that's visitors should be allowed to sit at the table with members and not at the side. She also added that she could not hear very well and, therefore, sometimes had difficulty in following the proceedings. Lorraine Braniff pointed out that usually there was only room at the table for members but on this occasion, due to holidays, there were some spare seats.

Andrew Westcott also said that Local Councillors normally sit round the table with members at neighbourhood committee meetings.

The minutes of the last meeting were then accepted.

3. Development Programme Report

Andrew started off by introducing Mike Sparrow to the Committee. He is an Independent Consultant developing the framework for the regeneration programme.

This report sets out options for the way forward. The background gives a summary of matters to be further developed.

Andrew went on to say that the EDC will receive information on matters concerning different parts of the estates.

With the approval of the EDC a report will go to the Council as soon as possible.

A Master Programme has to be in place, at the moment this does not exist.

Andrew said that he had met with Lorraine Braniff and a couple of other EDC members, and had been asked many questions.

It was pointed out, by Andrew, that the Council and Officers are committed to working closely with the EDC, he added that he had this same commitment.

Andrew then drew everyone's attention to the OJEC notice attached to the report. The contract has a current estimated value of £175,000.

Before considering the expressions of interest received in response to the OJEC advertisement, the criteria by which they will be judged has to be agreed. If criteria are **not** agreed, the selection process could be open to challenge.

Another piece of work the EDC needed to be involved in, is the appointment of a Development Partner by next June. This has to be done to enable us to be in a position to apply for Housing Corporation funding and have Social Housing Grant funds by April 2003.

Andrew drew everyone's attention to the table at the top of page 6 of the report. The Outline Business Case for the PFI is to be submitted by March 2002.

A private sector partner is needed for the PFI areas and a different partner for the rest of the regeneration area.

The School-Keeper's House, once it has been cleared of squatters, is to be set up as an office for the WDRT Team. This is now considered to be of some importance as the part of the team at present based at Stoke Newington Town Hall is shortly due to return to the RRRC.

Debbie Sinanan once again asked about an Independent Adviser. She also wanted to know why the first OJEC advertisement had been considered inadequate.

Lorraine Braniff said the report was not clear and other members agreed. There then followed a discussion between Lorraine Braniff and Andrew Westcott regarding the OJEC notice and the PFI. Andrew said that OJEC 1 had been withdrawn. The only OJEC that can be used is the one appended to the report. Andrew confirmed that the 2nd OJEC was still valid and that he could provide legal advice in writing to support this.

Maureen Middleton wanted to know why this report had not been brought to the committee earlier. She also expressed concern about money being spent. Andrew replied that £250-300m was required for the regeneration on Woodberry Down. £500,000 represents less than 1/6% and is not excessive for a project of this size.

Andrew stated that consultants can provide independence and carry indemnity insurance but should not lead teams. He has given clear instructions on this issue. He confirmed that Ray Payne is working one day a week on the PFI proposals.

Lorraine Braniff mentioned the meeting, which had been held on Monday, 17th September 2001, and said that the EDC was not prepared to go ahead with this report's recommendations. The implications needed to be carefully considered and not rushed. She said that members of the EDC should be involved in the preparation of such policy reports and formally requested that this takes place in the future which was agreed.

Andrew Westcott said that if the EDC was unable to recommend a programme to be agreed by Councillors in the next 7 to 10 days, the October committee date would be missed. This would cause delay. It would also mean that SRB funding would be endangered with no agreed programme in place. Rather than lose the money, it was important that the Council put forward a programme.

Andrew noted that at this stage the EDC felt unable to make a decision.

Nuray Wood said she was confused by the report and recommendations and therefore not capable of making a meaningful decision. This view was supported by other members.

The EDC accepted that Committee approval for the regeneration programme was crucial and agreed to meet in two sessions to see if the recommendations and their implications could be understood and agreed. It was agreed to hold two meetings, one on Monday, 24th September 2001, and the other on Wednesday, 26th September 2001.

Lorraine Braniff asked that the EDC be kept fully informed of all developments. Andrew Westcott said that this would be done.

Andrew Westcott confirmed that Colin Bright would be addressing the issue of the EDC Budget tomorrow.

The EDC expressed concern that the project had no leader. Andrew Westcott said that the EDC should think of him as the leader. Jonathan Oxlade, who is the most senior Council officer working on the project is on a secondment and so his post must officially be kept open until he is due back at the end of November. He said he would bring details of the project leaders job description to the next EDC to comment on.

Colin Bright was requested to supply documents previously asked for, namely, 'Better Homes' and the TUC critique of PFI.

The EDC requested to be kept up to date with all PFI meetings and Colin Bright was asked to call Jonathan Oxlade to obtain any relevant information regarding Hackney and PFI delivery.

4. WDRT Update

This report was given by Colin Bright.

The European Exhibition is being held for two weeks.

Regarding the matter of the computers, Colin Bright said that this should be attended to within the next seven days. The costings in respect of the internet connections have now been received by Mike Berry. Housing and Environment Sub-Committee have requested a report on the issue. Maureen Middleton's intervention was most helpful. The EDC thanked Maureen Middleton for raising the matter.

Colin Bright then went on to tell the EDC about the visit made to SHADA by the Rehousing Sub-Committee on Friday, 14th September 2001. Unfortunately, the plan to visit the "pods" in Murray Grove on the same day fell through but this has now been arranged for Friday, 28th September 2001.

Andrew Westcott expressed interest in attending visits with the EDC to gather information on decanting arrangements.

Regarding the Development Planning Sub-Committee – one meeting had been cancelled and will be rescheduled. Andrew reported that, with the EDC permission, he would request an extension to Bob Dolata's secondment. The EDC supported this.

WDRT office opening hours were criticised. Colin explained that this was due to illness and occasional unavailability of staff. The team is committed to the EDC and residents in the area. Other team members would be moving back to the estate, which would make things better.

PCHA Update

It was confirmed that PCHA would feedback at the next meeting.

5. Renaisi Update – Report

Janice Ferguson once again explained about the Driver Groups. She said that two community forums were to be set up.

Elections to the Partnership Board are due to take place shortly.

There will be:

- 3 representatives from the main Woodberry Down Estate Blocks
- 1 representative from Outlying Blocks
- 4 representatives from Stamford Hill

Renaisi are to confirm how many languages will be used in the advertisement.

The following dates were mentioned:

08.10.01	Nomination Papers go out.
29.10.01	Close of Nominations – 5.00 p.m.
12.11.01	Send out Ballot Papers
03.12.01	Close the Ballot
04.12.01	Results announced

Andrew Westcott expressed his support for formal representation of the EDC on the Partnership Board. He said that he would recommend to the SRB board that the EDC should have 2 voting co-optees on the Partnership Board. Andrew said he would write to the Chair of the Board and request ex-officio places on the board as Woodberry Down represents two thirds of the SRB budget.

It was agreed by the EDC that the three votes for the main Woodberry Down Blocks should not be separated into distinct areas but cover the whole area.

Lorraine Braniff thanked Janice Ferguson and Jo Baty for coming to the meeting.

6. Any other business

Debbie Sinanan asked whether the EDC had a formal role in planning decisions and was told by Andrew Westcott that it did not.

Lorraine Braniff asked that elections should be brought forward to the October meeting to elect Chair, Vice-Chair, Treasurer and Secretary as well as deputies for each post. She also requested that the attendance register be consulted to ensure that all areas affected by the regeneration proposals have active representation. Both these points were agreed.

The meeting ended at 9.55 and the next one will be on Thursday, 18th October 2001.