

AYLESBURY ESTATE REGENERATION PROJECT

MINUTES OF STEERING GROUP MEETING HELD ON 21 JANUARY 2015 AT SOUTHWARK TOOLEY STREET OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Jackie Fearon (JF), Nick Wolff (NWF),
Catherine Bates (CB),
London Borough of Southwark

John Hughes (JH), Rosemary Houseman (RH), Nathalie Websdale (NW),
Meghan Doyle (MD), Nick Vergara (NV)
Notting Hill Housing

Steve took the Chair, Nick took the Minutes.

Apologies: Steve Kendal (SK), John-Paul Griffiths (JPG), Barratt Homes,

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of meeting held on 15 December 2014</p> <p>Accuracy</p> <ul style="list-style-type: none"> The minutes of the previous meeting were agreed. <p>Points of action</p> <p>AOB</p> <ul style="list-style-type: none"> Switching agenda issues so NHH's report precedes LBS regen team report will be raised at the next Creation Trust Board meeting. 	NK
2.	<p>Report on current activity of Delivery Teams</p> <p>Rehousing (DT1)</p> <p>First Development Site</p> <ul style="list-style-type: none"> Revised offers have been made to FDS leaseholders after the results of the two Land Tribunals. Two leaseholders have accepted these revised valuations to date. At present on FDS, 2 x Chartridge blocks are vacant and Bradenham has just three leaseholders remaining. LBS are planning to hoard off the FDS, using fencing which could be reused on later phases. JF updated that LBS have recruited a member of staff to work closely with Danielle Lennon (NHH) on rehousing options for leaseholders on the estate. SP had no further update on the relocation of Ellison House, but pushing for a resolution before the CPO inquiry at the end of April 2015. 	

	<p>Phase 2</p> <ul style="list-style-type: none"> Plots 6 and 7 on Phase 2 were activated on 12 January 2015 with rehousing events being held on 19 and 21 January for these residents. Senior management at LBS have agreed to activate the tenants and leaseholders from 57-76 Northchurch as part of Plot 18, Cllr Williams has been requested to sign this off. <p>Mobilisation (DT2)</p> <p>First Development Site</p> <ul style="list-style-type: none"> DT2 are holding a workshop to look at the demolition of FDS following partial VP, looking at logistics from a technical point of view. <p>Plot 18</p> <ul style="list-style-type: none"> HTA completed the massing and capacity study before the turn of the year. Survey work has started and a concept design drawn up. The target date for planning is September 2015. <p>Planning and Design (DT3)</p> <p>Planning Applications (FDS and Outline)</p> <ul style="list-style-type: none"> A Members' briefing prior to the planning committee will be arranged and the committee hopefully scheduled for mid April 2015. Re-consultation is scheduled for mid February. CB informed that to date application objections are minimal. <p>Marketing, communications and involvement (DT4)</p> <ul style="list-style-type: none"> Resident Involvement Strategy is being worked on. <p>Community and economic wellbeing (DT5)</p> <p>Appointment of 4 CEW posts</p> <ul style="list-style-type: none"> The second round of interviews are being held next week for the Training and Employment Project Manager. MD aims to have this final post filled by the end of the financial year, March 2015. <p>First employment and training opportunities</p> <ul style="list-style-type: none"> Noted MD liaising with Dan Taylor (LBS) who is coordinating the construction skills academy at Heygate. NWF is currently working on mapping all initiatives that are due in the coming months so there is no overlap in the wider area. Creation Trust could act as coordinator between LBS, NHH and L&Q. <p>Legal and finance workstream</p> <ul style="list-style-type: none"> Noted that legal and tax advice on demolition of FDS needs to be finalised in due course. <p>GLA ERP loan funding</p> <ul style="list-style-type: none"> NHH had a preliminary meeting with the HCA regarding due diligence on 16 January 2015. Detail of cashflow being worked on. 	<p>NW</p> <p>MD</p> <p>MD</p> <p>NWF</p>
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	<ul style="list-style-type: none"> GLA have arranged meeting on 23 January 2015 for reassurance and evidence that designs have gone through and been influenced by resident consultation. [REDACTED] have been invited to attend this meeting. 	
3.	<p>Presentation on work of DT5, Community and Economic Wellbeing</p> <ul style="list-style-type: none"> MD presented an overview and key aims of the Aylesbury Community and Economic Wellbeing Programme referring against progress to date and pipeline plans. [REDACTED] The re-profiled training and employment targets for FDS were explained in detail. [REDACTED] 	
4.	<p>Review key milestones programme</p> <ul style="list-style-type: none"> The milestone tracker as reviewed and updated by Implementation Group on 7 January 2015 was noted. 	
5.	<p>Review issues log</p> <ul style="list-style-type: none"> Updates to items 10A and 15-17 noted. Agreed that Creation Trust office decant will remain live. 	
6.	[REDACTED]	[REDACTED]
7.	<p>Any Other Business</p> <p>NHH Resourcing of the project discussed:</p> <p>Mobilisation</p> <ul style="list-style-type: none"> Dorrett Wilson (Senior Project Manager, NHH) has started shadowing Caroline Toogood (CT) and is due to take over on FDS, leaving CT to manage Plot 18. NK suggested bringing this forward as demolition on FDS could potentially be more complex than initially thought. <p>Finance</p> <ul style="list-style-type: none"> RH informed that Roger Tullett (Business Development Manager) is now exclusively working on Aylesbury. <p>LBS Updates</p> <ul style="list-style-type: none"> Noted that LBS now have an employee solely focused on Aylesbury leaseholders. 	

	<ul style="list-style-type: none"> • Noted that NK in the process of interviewing a Senior Regeneration Manager to fill the void left by Jane Seymour. There are 8 candidates in total. • SP requested NHH to sign up to LBS women's safety charter. JH noted NHH have already written to framework contractors on this topic. • 	
7.	Date of next meeting <ul style="list-style-type: none"> • Wednesday 25 March 2015, 1000 at Tooley Street. 	

N Vergara
Notting Hill Housing
23 January 2015

Please direct any queries on these minutes to Nick on 020 8357 5131.

AYLESBURY ESTATE REGENERATION PROJECT

MINUTES OF STEERING GROUP MEETING HELD ON 25 MARCH 2015 AT SOUTHWARK TOOLEY STREET OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Jackie Fearon (JF), Catherine Bates (CB), London Borough of Southwark

John Hughes (JH), Rosemary Houseman (RH), Nathalie Websdale (NW), Nick Vergara (NV), Notting Hill Housing



Steve took the Chair, Nick took the Minutes

Apologies: Steve Kendal (SK), John-Paul Griffiths (JPG), Barratt Homes

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of meeting held on 21 January 2015</p> <p>Accuracy</p> <ul style="list-style-type: none">The minutes of the previous meeting were agreed. <p>Points of action</p> <p>DT4</p> <ul style="list-style-type: none">Resident Involvement Strategy is being worked on.	NW
2.	<p>Report on current activity of Delivery Teams</p> <p>Rehousing (DT1)</p> <p>First Development Site</p> <ul style="list-style-type: none">Three leaseholders have expressed an interest in a shared equity offer at Edmund Street, two of them are in the process of instructing solicitors.LBS will put forward a relocation and compensation offer for Ellison House to the MoJ and are hoping for a resolution before the CPO inquiry on 28th April 2015.LBS are close to serving a possession order on the whole Chiltern block excluding leaseholders, court papers will be issued next week.The hoarding around FDS will then be reduced after the eviction period. <p>Phase 2</p> <ul style="list-style-type: none">Creation Trust has a number of board members in Phase 2. Catherine to action an update from Creation Trust regarding their constitution and whether they will still allow board members who no longer live on the footprint of the estate.	CB

	<p>Mobilisation (DT2)</p> <p>First Development Site</p> <ul style="list-style-type: none"> • It was noted that the partial possession strategy to be adopted on the FDS may prompt an amendment to the DPA. • It is likely that a few properties will still be occupied until the outcome of the CPO enquiry in Jan 2016. • NHH aim to start soft stripping of vacant blocks in July 2015 with demolition scheduled to begin in September 2015. • NHH are reviewing the resourcing of Deloitte. <p>Plot 18</p> <ul style="list-style-type: none"> • NHH to communicate a clear message around the delivery timescales at Plot 18. <p>Phase 2</p> <ul style="list-style-type: none"> • LBS are considering changing their proposal on temporary accommodation on Phase 2. This could potentially be outsourced to NHH. <p>Planning and Design (DT3)</p> <p>Planning Applications (FDS and Outline)</p> <ul style="list-style-type: none"> • LBS planning committee has been delayed by a week until the 21st April. • The report is currently being drafted, issue around providing the viability statement as part of an FOI from the GLA. NHH maintain that this document should be kept confidential and is not necessary for the planning application. <p>Marketing, communications and involvement (DT4)</p> <ul style="list-style-type: none"> • NHH and LBS are currently exploring options to satisfy the Creation Trust board by looking at messages of positive publicity. <p>Community and economic wellbeing (DT5)</p> <ul style="list-style-type: none"> • The indicative outcomes of the Social Life benchmarking exercise were presented at the last Creation Trust board meeting, but were not well received. It was agreed that this work is not publicised, pending further discussion. <p>Legal and finance workstream</p> <ul style="list-style-type: none"> • Work on Cashflow continues. • ERP funding proposal will go back to LBS cabinet at some future point. 	<p>RH</p> <p>NW</p> <p>NW</p> <p>NW</p>
4.	<p>Review key milestones programme</p> <ul style="list-style-type: none"> • The milestone tracker as reviewed and updated by Implementation Group on 10th March 2015 was noted. 	
5.	<p>Review issues log</p> <ul style="list-style-type: none"> • Item 18 (community facility on FDS) to be resolved with the Creation Trust. 	CB

6.		
7.	<p>Any Other Business</p> <p>Frequency of SG meetings</p> <ul style="list-style-type: none"> Agreed that SG will continue to meet every two months rather than on a quarterly basis as set out in DPA. <p>Annual review meeting</p> <ul style="list-style-type: none"> Date to remain the same even though planning committee has shifted. <p>LBS and NHH Chief Execs meeting</p> <ul style="list-style-type: none"> Date has been arranged. Main topics to be discussed are NHH's relationship with Barratts and the NHH business model around internal/external resourcing. <p>Southwark Housing Policy</p> <ul style="list-style-type: none"> Steve advised that LBS are in the process of reviewing their intermediate housing policy for Cabinet review in July 2015. John suggested the LBS might speak to Katie Bond at NHH and Ian Ruegg at LB Wandsworth. 	
7.	<p>Date of next meeting</p> <ul style="list-style-type: none"> Wednesday 20 May 2015, 1000-1200 at Tooley Street. 	

N Vergara

Notting Hill Housing

26 March 2015

Please direct any queries on these minutes to Nick on 020 8357 5131.

AYLESBURY ESTATE REGENERATION PROJECT

MINUTES OF STEERING GROUP MEETING

HELD ON 20 MAY 2015 AT SOUTHWARK TOOLEY STREET OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Jackie Fearon (JF), Catherine Bates (CB), Matt Derry (MD), London Borough of Southwark

John Hughes (JH), Rosemary Houseman (RH), Nathalie Websdale (NW), Nick Vergara (NV), Notting Hill Housing

John-Paul Griffiths (JPG), Barratt Homes

Neil took the Chair, Nick took the Minutes

Apologies: Steve Kendal (SK), Barratt Homes

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of meeting held on 25 March 2015</p> <p>Accuracy</p> <ul style="list-style-type: none"> The minutes of the previous meeting were agreed. <p>Points of action</p> <p>DT1</p> <ul style="list-style-type: none"> Creation Trust are looking at their constitution <p>DT4</p> <ul style="list-style-type: none"> Resident Involvement Strategy is being worked on. <p>Issues log</p> <ul style="list-style-type: none"> Item 18 (community facility on FDS) to be resolved with Creation Trust. 	<p>NK</p> <p>NW</p> <p>NK</p>
2.	<p>DPA Annual Review</p> <ul style="list-style-type: none"> NHH and LBS to discuss contents and produce a positive/promotional annual report for public consumption. <p>Review of key milestones tracker and issues log</p> <p>Rehousing (DT1)</p> <p>Ellison House</p> <ul style="list-style-type: none"> LBS were not able to formally agree a relocation strategy with MoJ prior to CPO. More work to be done in coming weeks to agree a plan of action. At present the VP date for Ellison House is likely to be July 2016, following identification of temporary 	<p>RH/CB</p> <p>NK</p>

	<p>reprovision.</p> <ul style="list-style-type: none"> • LBS commissioned an initial feasibility report for a permanent reprovision site on Phase 2. • LBS will ask NHH to take this forward in planning. • Mobilisation Group will action more surveys on the utility servicing to Ellison House so it will remain operational. <p>CPO Inquiry</p> <ul style="list-style-type: none"> • Leaseholders have commissioned Landmark Chambers to represent them when the inquiry reconvenes. • Before the CPO is reconvened, LBS and NHH will have a meeting to formalise a response on the affordable housing provision at Bermondsey Spa. • LBS to decide on having a deadline date for leaseholder offers at Camberwell Fields. <p>Relocation of Creation Trust</p> <ul style="list-style-type: none"> • NHH will refurbish the Children Services hut on Phase 4 as a temporary office for Creation Trust until their permanent premises on Plot 18 are ready. <p>VP Date on FDS</p> <ul style="list-style-type: none"> • LBS will prioritise rehousing the 2 leaseholders in Bradenham so a large area of the FDS is left vacant. <p>Mobilisation (DT2) First Development Site</p> <ul style="list-style-type: none"> • LBS will review security on FDS with the aim of scaling it back in June 2015. • Noted that FDS handover of security from LBS to NHH needs careful consideration. <p>Planning and Design (DT3) S106 negotiations</p> <ul style="list-style-type: none"> • Noted that the change of 27 FDS supported units from affordable rent to target rent needs to be recorded by LBS as a post-planning committee change. <p>Design Director</p> <ul style="list-style-type: none"> • Proposed use of HTA architects to provide masterplanning oversight to Phase 2 could see Simon Bayliss of HTA fulfilling the role of design director – proposal to be drafted and brought back to Steering Group. <p>Community Facility on FDS</p> <ul style="list-style-type: none"> • Noted it would be desirable to agree the use of the community facility on the FDS prior to the production of tender drawings. Need to resolve by Jan 2016. <p>Marketing, communications and involvement (DT4)</p> <ul style="list-style-type: none"> • SP noted the importance of integrating Aylesbury as 	<p>CB</p> <p>CB</p> <p>NK/SP</p> <p>NK/SP</p> <p>NK/JF</p> <p>NK/RH</p> <p>NK/SP</p> <p>RH</p> <p>CB/RH</p>
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	<p>part of the wider Elephant and Walworth area project, linking into the work of Creation Trust.</p> <p>Legal and finance workstream</p> <ul style="list-style-type: none"> Plot 18 cost and viability review ongoing. NHH need to formally respond to LBS on apportionment of GLA grant. Noted that Deloitte likely to be replaced by EC Harris as EA and Cost Consultants. JH to formally write to Eleanor Kelly regarding internal and external resourcing and project management of FDS and Plot 18. EC Harris (if selected) will also need to formally confirm no conflict of interests. 	<p>RH</p> <p>JH</p>
3.	<p>Variations to the Business Plan</p> <ul style="list-style-type: none"> None to report at this meeting. 	
4.	<p>Update on Plot 18</p> <ul style="list-style-type: none"> Catherine presented a selection of design update slides showing the development of the South and North buildings on this site. Noted that the management of the public open spaces and other areas accessible to the public will need careful consideration. 	
5.	<p>Any Other Business</p> <ul style="list-style-type: none"> None to report at this meeting. 	
7.	<p>Date of next meeting</p> <ul style="list-style-type: none"> Wednesday 22 July 2015, 1400-1600 at Tooley Street. 	

N Vergara
Notting Hill Housing
22 May 2015

Please direct any queries on these minutes to Nick on 020 8357 5131.

AYLESBURY ESTATE REGENERATION PROJECT

MINUTES OF STEERING GROUP MEETING HELD ON 22 JULY 2015 AT SOUTHWARK TOOLEY STREET OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Jackie Fearon (JF), Catherine Bates (CB), London Borough of Southwark

John Hughes (JH), Rosemary Houseman (RH), Nathalie Websdale (NW), Nick Vergara (NV), Notting Hill Housing

John-Paul Griffiths (JPG), Barratt Homes

Neil took the Chair, Nick took the Minutes

Apologies: Matt Derry (MD), LBS, Steve Kendal (SK), Barratt Homes

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of meeting held on 20 May 2015</p> <p>Accuracy</p> <ul style="list-style-type: none"> The minutes of the previous meeting were agreed. <p>Points of action</p> <p>DT1</p> <ul style="list-style-type: none"> Noted that Creation Trust has revised its constitution to allow resident Trustees to remain on the Board after relocating from the estate. <p>DT2</p> <ul style="list-style-type: none"> FDS site possession to be managed between LBS security contractors and NHH soft strip contractors. <p>DT3</p> <ul style="list-style-type: none"> Change of 27 FDS supported units from affordable rent to target rent will be followed through as delegated planning decision. <p>DT4</p> <ul style="list-style-type: none"> Resident Involvement Strategy is substantially complete, a meeting next week should sign it off. <p>Issues log</p> <ul style="list-style-type: none"> Future use of community facility to be built on FDS (item 18 on the Issues Log) remains to be resolved, will be further discussed at Creation Trust board "awayday" meeting in September. 	<p>NK/RH</p> <p>NK</p> <p>NW</p> <p>NK</p>
2.	<p>Review of key milestones tracker and issues log</p> <p>CPO Public Inquiry</p> <ul style="list-style-type: none"> CPO Public Inquiry due to recommence on 13 October, a conference with LBS Counsel is arranged 	

	<p>for next week. JH noted he is not comfortable with instructing demolition prior to CPO confirmation as the outcome could delay the programme.</p> <p>Ellison House</p> <ul style="list-style-type: none"> • LBS writing to MoJ to push for agreement on a break in service (VP in July 2016) plus compensation. • Following MoJ response, NHH to progress to planning for approval to permanent reprovion on Phase 2; noted that careful management of comms and consultation will be essential. • Suggested that Implementation Group discuss how to involve NHH in working relationship with the MoJ to take proposals forward. <p>S106</p> <ul style="list-style-type: none"> • Noted concern on impact of overall project viability of impending rent changes set by central government, but agreed should complete S106 as planned. • JF noted the need to have info prepared on rent reduction/viability for the CPO inquiry. <p>ERP Loan funding</p> <ul style="list-style-type: none"> • Noted that lack of progress on this programme will impact on LBS funding – LBS hoping for clarity prior to reporting to Cabinet in Oct on Plot 18. NHH will try to progress with HCA, but meantime should plan for worst case scenario of no ERP loan. <p>FDS Community facility</p> <ul style="list-style-type: none"> • See section 1 above. <p>NHH Resourcing</p> <ul style="list-style-type: none"> • JH to formally respond to LBS query on resourcing; JH feels NHH are adequately resourced at present. <p>Communications plan</p> <ul style="list-style-type: none"> • The MCI delivery team need to agree a shared comms plan. LBS media plan has been agreed by Cllr. Mark Williams. NW to work up a joint communications plan to be agreed between LBS and NHH. • JH proposed Aylesbury joining the wider Elephant & Castle comms group. This will help in avoiding confusion with the Heygate and also serve as a platform to spread the positive message. SP will invite NHH to attend the next meeting. <p>Leaseholder uptake of NHH shared equity offer</p> <ul style="list-style-type: none"> • Noted with disappointment that leaseholder take up of NHH shared equity offer has not been as hoped for. Further discussion at IG suggested. <p>Review of Whole Project Programme</p> <ul style="list-style-type: none"> • NHH have completed change of lead consultant to EC 	<p>NK</p> <p>RH/CB</p> <p>JH</p> <p>NW</p> <p>SP</p> <p>NW</p> <p>RH</p>
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	<p>Harris, programme being reviewed for presentation to LBS on the 7th Aug.</p> <p>[REDACTED]</p>	<p>RH</p> <p>[REDACTED]</p>
3.	<p>Annual Review Report</p> <ul style="list-style-type: none"> • RH ran through Appendix 1 framework for the project review report, with the suggestion that once full planning approval is confirmed with the completion of the S106 these are the messages that will be promoted. The negative issues will be picked up in discussion at a separate meeting. • Additional positive messages to be included in report were suggested – community and economic well being, site 7 activity, more positive news on relocated tenants. NW to draft and design up for publication on AylesburyNow website. <p>Confirmation of KPI scores at 31 March 2015</p> <p>[REDACTED]</p> <ul style="list-style-type: none"> • Noted that NHH are currently recruiting a further “community connector” to work on resident involvement, this should help to expand the level of resident involvement. 	<p>NW</p> <p>[REDACTED]</p>
4.	<p>Variations to the Business Plan</p> <ul style="list-style-type: none"> • Variation 0006 – change of FDS 27 affordable rent supported housing homes to target rent homes – agreed and signed by JH and SP. 	
5.	<p>Ellison House re-provision</p> <ul style="list-style-type: none"> • Covered in Section 2 above. 	
6.	<p>Any other business</p> <ul style="list-style-type: none"> • JF noted that there is just one FDS tenant left in Chiltern. Individual meetings are being arranged with FDS leaseholders. • JF noted that rehousing from Phase 2 is going well, over 30 tenants a month are moving, 270 have been rehoused so far. • SP to arrange another meeting between Kate Davies 	

	<p>and Eleanor Kelly in the Autumn to discuss the programme and bringing forward Phase 2.</p> <ul style="list-style-type: none"> • Noted that the NHH and Barratt agreement was discussed at Barratt board, lawyers still discussing one outstanding point regarding overage security. • JPG noted that Barratt will attend IG and MCI meetings when the agreement is in place. 	SP
7.	<p>Date of next meeting</p> <ul style="list-style-type: none"> • 23 September 2015 1400-1600 at Tooley St. 	

N Vergara

Notting Hill Housing

27 July 2015

Please direct any queries on these minutes to Nick on 020 8357 5131.

AYLESBURY ESTATE REGENERATION PROJECT

MINUTES OF STEERING GROUP MEETING

HELD ON 23 SEPTEMBER 2015 AT SOUTHWARK TOOLEY STREET OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Jackie Fearon (JF), Catherine Bates (CB), London Borough of Southwark

John Hughes (JH), Nathalie Websdale (NW), Caroline Toogood (CT), Nick Vergara (NV), Notting Hill Housing

John-Paul Griffiths (JPG), Barratt Homes

Neil took the Chair, Nick took the Minutes

Apologies: Rosemary Houseman (RH), NHH, Matt Derry (MD), LBS, Steve Kendal (SK), Barratt Homes

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of meeting held on 22 July 2015</p> <p>Accuracy</p> <ul style="list-style-type: none"> The minutes of the previous meeting were agreed. <p>Points of action</p> <p>Communications plan</p> <ul style="list-style-type: none"> SP to invite JH to attend the wider Elephant & Castle comms group. <p>KPI Scores at 31 March 2015</p> <ul style="list-style-type: none"> [REDACTED] 	<p>SP</p> <p>[REDACTED]</p>
2.	<p>Project Progress Update</p> <p>Milestones tracker</p> <ul style="list-style-type: none"> Covered via Issues Log. <p>Issues Log</p> <p>10.2 Overlapping Contracts</p> <ul style="list-style-type: none"> EC Harris compiling proposal for total number of contracts, procurement and programmed periods of overlap. <p>22 NHT Resources</p> <ul style="list-style-type: none"> RH stepping down as Project Director. Director and Assistant Director roles will be advertised next week. Process of recruitment will be 4 to 5 months including handover. 	

	<p>23. Communications</p> <ul style="list-style-type: none"> • Summer has been quiet, more activity likely during the October CPO. • NHH to work with LBS comms to promote positive messages. • LBS to circulate redacted DPA to GLA. <p>21. Design Director appointment</p> <ul style="list-style-type: none"> • HTA will work alongside Director of Quality and Performance (NHH). <p>26. Plot 18 Viability</p> <ul style="list-style-type: none"> • Meeting is required w/c 19th Oct to undertake a financial review of the project. <p>Report from Project Director</p> <p>FDS CPO Public Inquiry</p> <ul style="list-style-type: none"> • LBS issued updated documents yesterday. • Enquiry will recommence at Millwall FC on 13th Oct and is likely to last 2-3 days. <p>Ellison House</p> <ul style="list-style-type: none"> • Letter arrived from Michael Gove confirming MoJ preference for re-provision with no break in service • LBS to commence programme of consultation on new premises prior to CPO in October. • LBS to involve GLA/Mayor of London in order to progress this matter with the MoJ. <p>FDS Demolition</p> <ul style="list-style-type: none"> • Tender for NHH demolition framework (including FDS main demolition pricing) going out via OJEU tomorrow. Awaiting responses within 8 weeks. • FDS soft strip is on schedule and with no negative comms. • Aim to appoint demo contractor with contract in place Jan 2016 and commencement on site from March 2016. <p>FDS Programme</p> <ul style="list-style-type: none"> • Currently showing slippage of 14 months against original BP. • Arrange a meeting w/c 5th October to agree revised programme. <p>Section 106 Agreement</p> <ul style="list-style-type: none"> • S106 completed, currently working through pre-commencement planning obligations. • S106 amendment required in due course to correct typo in regards to social <i>rent</i> and publicly clarify its misinterpretation. • CT compiling a tracker for the S106 sign offs, circulate document to Implementation Group. 	<p>RH</p> <p>CT</p>
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	<p>Plot 18</p> <ul style="list-style-type: none"> • LBS concerned about lack of overall cashflow. • Library approved; awaiting NHS sign off of Health centre. <p>Phase 2</p> <ul style="list-style-type: none"> • Interviews have taken place for lead architects, progressing to appointment of lead architect in October. • Brief for part 2 feasibility study has been sent out. <p>Programme Review (whole project)</p> <ul style="list-style-type: none"> • Once the programme has been updated NHH will work with LBS to improve the number of residents who will remain on the footprint of the estate. • Meantime LBS will continue current rate of rehousing. • Danielle Lennon to schedule meeting with Richard Pearce, Simon Chambers and Tracey Keane-Jackson mid October to discuss possible solutions. <p>Leaseholders</p> <ul style="list-style-type: none"> • Agreements are progressing, 2 more leaseholder moves are imminent. • LBS to review valuation approach for Phase 2 and potentially follow the approach taken by LB Hackney on the Colville Estate. • Creation Trust undertaking market research to understand the lack of demand for the NHH shared equity offer. • NHH will also compile positive stories from residents who have taken up the offer. <p>GLA ERP Loan Funding</p> <ul style="list-style-type: none"> • No progress has been made, HCA are currently disengaged. <p>Project review</p> <ul style="list-style-type: none"> • The public report is in final draft. • This will be presented to Steering Group for approval via email. • The internal report will be presented at the next Steering Group. <p>Community Investment</p> <ul style="list-style-type: none"> • Summer programme is now complete. Film project could be used as part of S106 requirement for archaeological buildings recording. • Part 2 feasibility study will give a steer on interim uses and also help map existing community projects in the wider area. 	<p>NW</p> <p>NW</p> <p>RH</p>
3.	<p>Variations to the Business Plan</p> <ul style="list-style-type: none"> • None for this meeting. 	

4.	Any other business <ul style="list-style-type: none"> • None at this meeting. 	
5.	Date of next meeting <ul style="list-style-type: none"> • 18 November 2015 1400-1600 at The Old Pharmacy. • To include a walk around on the estate. 	

N Vergara

Notting Hill Housing

29 September 2015

Please direct any queries on these minutes to Nick on 020 8357 5131.

AYLESBURY ESTATE REGENERATION PROJECT

MINUTES OF STEERING GROUP MEETING HELD ON 18 NOVEMBER 2015 AT NHH TAPLOW OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Jackie Fearon (JF), Catherine Bates (CB), Matt Derry (MD), London Borough of Southwark

John Hughes (JH), Rosemary Houseman (RH), Nathalie Websdale (NW), Nick Vergara (NV), Notting Hill Housing

Steve took the Chair, Nick took the Minutes

Apologies: John-Paul Griffiths (JPG), Steve Kendal (SK), Barratt Homes

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of meeting held on 23 September 2015</p> <p>Accuracy</p> <ul style="list-style-type: none"> The minutes of the previous meeting were agreed. <p>Points of action</p> <p>KPI Scores on Resident Involvement</p> <ul style="list-style-type: none"> Nathalie to propose a realistic solution for the resident involvement KPI. <p>Leaseholders</p> <ul style="list-style-type: none"> Nathalie's positive story of residents who have taken up the NHH shared equity offer at Camberwell Fields will be sent over to Kim to publish on the LBS website as well as AylesburyNow and Echo magazine. 	<p>Nathalie</p> <p>Nathalie</p>
2.	<p>Programme Review</p> <ul style="list-style-type: none"> Rosemary tabled the updated programme with a sheet of commentary that summarised the rehousing options available. Alternative options involve a stop-start rehousing programme. Steve's view was not to lose momentum on the decant process. LBS could broaden their commitment to rehousing within the wider Walworth area rather than the footprint of the estate. LBS to present rehousing numbers decanted to Walworth on accelerated programme to Cllr Mark Williams. This BP variation will have to be accepted by LBS Cllrs. LBS and NHH to start compiling a list of available Walworth units including development plots coming through the pipeline. 	<p>Steve</p> <p>LBS/NHH</p>

	<ul style="list-style-type: none"> Rosemary highlighted the need to look at the impact on the community investment programme as some KPI commitments are exclusively for Aylesbury residents whilst others are borough wide. Comms on FDS revised programme need to be agreed probably early in 2016. 	Nathalie
3.	<p>Project Progress Update</p> <p>Review of key milestones tracker</p> <ul style="list-style-type: none"> Updated at Implementation Group on 11th November. Add more info on new homes becoming available from developments in the Walworth area. <p>Review of Issues Log</p> <p>22. NHHT Resourcing</p> <ul style="list-style-type: none"> The Issue has been acknowledged and action has been taken through recruiting new staff. Change Red to Amber. <p>23. Communication</p> <ul style="list-style-type: none"> Aylesbury comms strategy will be available in March 2016. Change Red to Amber. <p>25. Review of project Programme</p> <ul style="list-style-type: none"> Updated programme was presented earlier with LBS rehousing options. Change Red to Amber. <p>26. [REDACTED]</p> <p>28. Number of TA units on the estate</p> <ul style="list-style-type: none"> Monitor levels of TA on the estate, liaise with schools if necessary about incoming communities. <p>Report from Project Director</p> <p>FDS Rehousing</p> <ul style="list-style-type: none"> Demands around lack of shared equity uptake at Camberwell Fields are being explored with Creation Trust. Final leaseholder resident in Bradenham is due to vacate end of November 2015. LBS reconsidering limits on savings for leaseholders taking up LBS shared equity offer. <p>Plot 18</p> <ul style="list-style-type: none"> Current issues around design of the façade on the South Building. LBS do not have political support due to problems with cost, appearance, constructability and maintenance. Cllr. Mark Williams did not approve of more concrete, 	<p>LBS</p> <p>Nathalie</p> <p>[REDACTED]</p> <p>Jackie</p>

	<p>also the fins on the building cause it to look very "defensive".</p> <ul style="list-style-type: none"> • Catherine expressed that during the DRP no elevations were presented from Duggan Morris. However there was a model at consultation and a visual representation from HTA during the design process. • Catherine shared her concerns about the designs once they had progressed towards submission stage. • John emphasised the need to agree a plan and brief on façade design amendments to ensure this is not repeated. • The new façade design will need to go through resident consultation, DRP and pre-planning presentation all before submission of the RMA in Feb 2016. • NHH will liaise with LBS planners regarding anticipated dates for planning committee to ensure they do not coincide with election period. Revised design options will be presented asap to Cllr. Mark Williams for review and approval. <p>Phase 2</p> <ul style="list-style-type: none"> • LBS will plan to go to Cabinet in Jan 2016 for approval to proceed with Phase 2 CPO. • NHH will complete fee negotiations with Architects. Architects will then need to produce full plans for planning submission at the end of 2016. <p>GLA ERP Loan Funding</p> <ul style="list-style-type: none"> • No update from the HCA. • This will remain red on the issues log as this has an impact on LBS cashflow. <p>Project Review</p> <ul style="list-style-type: none"> • The content and format of both reports will be agreed outside of Steering Group. • The "closed" report will be presented at the next Steering Group with Barratts. <p>Staffing</p> <ul style="list-style-type: none"> • Offers have been accepted for both NHH roles, Director of Regeneration (Project Director of Aylesbury) and Assistant Director of Regeneration. 	Rosemary
4.	<p>Variations to the Business Plan</p> <ul style="list-style-type: none"> • None for this meeting. 	
5.	<p>Any other business</p> <p>Scrutiny of procuring contracts on FDS</p> <ul style="list-style-type: none"> • Noted that NHH sets the procurement strategy, which is reviewed at Mobilisation and Implementation Group. 	

	<ul style="list-style-type: none"> • Once LBS provide VP, demo contractors will be ready to mobilise. • The contract covers the whole FDS but sections can be omitted dependant on which blocks become vacant. 	
6.	Date of next meeting <ul style="list-style-type: none"> • 20 January 2016 1400-1600 at Tooley Street. 	

N Vergara
Notting Hill Housing
07 December 2015

Please direct any queries on these minutes to Nick on 020 8357 5131.

AYLESBURY ESTATE REGENERATION PROJECT

MINUTES OF STEERING GROUP MEETING HELD ON 20 JANUARY 2016 AT LBS TOOLEY STREET OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Jackie Fearon (JF), Catherine Bates (CB), Matt Derry (MD), London Borough of Southwark

John Hughes (JH), Rosemary Houseman (RH), Nathalie Websdale (NW), Nick Vergara (NV), Notting Hill Housing.

John-Paul Griffiths (JPG), Barratt Homes

Steve took the Chair, Nick took the Minutes

Apologies: Steve Kendal (SK), Barratt Homes

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of meeting held on 18 November 2015</p> <p>Accuracy</p> <ul style="list-style-type: none">The minutes of the previous meeting were agreed <p>Points of action</p> <p>KPI Scores on Resident Involvement</p> <ul style="list-style-type: none">Nathalie to propose a realistic solution to gathering data and translating in to a resident involvement KPI <p>Leaseholders</p> <ul style="list-style-type: none">NHH positive story for Echo has been delayed during purdah period. Kim from LBS comms has approved the story <p>Programme Review</p> <ul style="list-style-type: none">Neil and Matt ran Cllr. Williams through the accelerated programme. LBS have no preferred option yetNeil will circulate a list of Walworth units and sites coming through the pipeline <p>[REDACTED]</p> <p>Number of TA units on the estate</p> <ul style="list-style-type: none">Jackie has no management concerns over TA residents on the estateMCI to involve Anthony Jones to update on Aylesbury TA'sLBS will track where TA residents move post VP	<p>Nathalie</p> <p>Neil</p> <p>Nathalie</p> <p>Jackie</p>
2.	<p>Report from Project Director</p> <p>FDS CPO</p>	

<ul style="list-style-type: none"> • Still working towards full VP of FDS by July 2016 (excluding Ellison House – VP 2019) 	
FDS Rehousing <ul style="list-style-type: none"> • Agreement drafted and sent to Bradenham leaseholder would allow VP of block by March 2016 • Neil will circulate updates from the remaining 11 FDS leaseholders 	Neil
Ellison House <ul style="list-style-type: none"> • Consultation delayed until after by-election • Heads of terms with MoJ have not yet been agreed • MoJ have not yet accepted a break in service or the commercial terms around the reprovision • LBS in process of mapping MoJ engagement during planning and design <div style="background-color: black; width: 100%; height: 100px;"></div>	
Plot 18 <ul style="list-style-type: none"> • Catherine is meeting LBS planners tomorrow to run through South Building elevations. Cllr. Williams will then be briefed on Monday • The 3 current façade options are cheaper than the previous version but LBS would like further savings • Design revision (possible cost saving) discussion took place with the over 55's. The group understood during consultation that the design was an evolving process. Design options need to be passed by Cllr. Williams and Neil for review. • Jackie noted that Over 55's nominations policy on Plot 18 needs to be aligned with the LBS lettings policy 	Catherine
Phase 2 <ul style="list-style-type: none"> • Neil will send Jackie availability of Southwark properties in the pipeline • Maccleanor Lavington have begun work on Phase 2 in anticipation of formal appointment 	Neil
Design Director – FDS <ul style="list-style-type: none"> • NHH to cover the design to tender stage through an in-house role. Simon Bayliss (HTA) will work with Annemarie Fenlon (NHH Director of Quality & Performance) to ensure this 	
Creation Trust <ul style="list-style-type: none"> • LBS are meeting with Creation Trust look discuss their five year programme 	
GLA ERP Loan Funding <ul style="list-style-type: none"> • Rosemary met with HCA officers yesterday, but the HCA are still to submit a "sighting" paper to their board • Rosemary agreed to send the HCA an updated programme and cashflow • John will speak to Gareth Blacker to clarify the initial draw down date 	Rosemary John

	<p>Other Updates</p> <p>Project Review</p> <ul style="list-style-type: none"> The current review will be revised to only reflect achievements from 2014 – 2015. It will not be a forward looking document A similar review highlighting 2015 – 2016 key milestones will be published after March 2016 following approval from SG <p>Feasibility Study</p> <ul style="list-style-type: none"> LBS have commissioned a similar piece of work with 'We Made That' on East Street This project is part of the Elephant Steering Group and will be beneficial if it feeds in to the community development work on the Aylesbury LBS will engage NHH and Creation Trust on consultation around East Street <p>Benchmarking</p> <ul style="list-style-type: none"> Cllr. Williams to sign off before it goes public 	<p>Nathalie</p> <p>Neil</p>
3.	<p>Plot 18 design, viability and programme</p> <ul style="list-style-type: none"> Updated costing, planning and programme issued for Plot 18. LBS are concerned around the implications and how to move forward as this will affect when NHH submit planning application [REDACTED] [REDACTED] NHH will be ready to submit planning application 4 weeks after LBS have given their position on FDS John will agree a programme of activity/decision making with Steve to arrive at planning submission Cabinet report for March 2016 will need to address viability issues around Plot 18 	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>John/Steve</p>
4.	<p>Variations to the Business Plan</p> <ul style="list-style-type: none"> Variation 0007 – FDS homes for wheelchair users Variation 0008 – Creation Trust office accommodation Signed by John and Steve. Rosemary will scan both and send to LBS 	<p>Rosemary</p>
5.	<p>Any other business</p> <ul style="list-style-type: none"> This is Jackie's final Steering Group, thanks were expressed for her work John highlighted the need to use Steering Group for the decision making purpose, Steve will respond to John directly 	<p>Steve</p>
6.	<p>Date of next meeting</p> <ul style="list-style-type: none"> 16 March 2016 1400-1600 at Tooley Street 	

DRAFT – Rosemary to check before issue

N Vergara

Notting Hill Housing

21 January 2016

Please direct any queries on these minutes to Nick on 020 8357 5131

AYLESBURY ESTATE REGENERATION PROJECT

MINUTES OF STEERING GROUP MEETING HELD ON 16 MARCH 2016 AT LBS TOOLEY STREET OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Cheryl Russell (CR), Catherine Bates (CB), London Borough of Southwark

John Hughes (JH), Eleanor Purser (RH), Nathalie Websdale (NW),

John-Paul Griffiths (JPG), Barratt Homes


Steve took the Chair, EP took the Minutes

Apologies: Steve Kendal (SK), Barratt Homes, Matt Derry (MD)

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of meeting held on 20 January 2016</p> <p>Accuracy</p> <ul style="list-style-type: none"> The minutes of the previous meeting were agreed <p>Points of action brought forward from 20/1/16</p> <p>KPI Scores on Resident Involvement</p> <ul style="list-style-type: none"> Nathalie to propose a realistic solution to gathering data and translating in to a resident involvement KPI <p>Programme Review</p> <ul style="list-style-type: none"> Neil will circulate a list of Walworth units and sites coming through the pipeline <p>Number of TA units on the estate</p> <ul style="list-style-type: none"> Noted that MCI have met with Anthony Jones re comms with TAs and agreed mechanisms to keep informed about changes but not about the rehousing options LBS will track where TA residents move post VP <p>Role of Steering Group</p> <ul style="list-style-type: none"> JH/SP discussion about clarifying the role of Steering Group as the decision making body 	<p>NW</p> <p>NK</p> <p>CR</p> <p>JH/SP</p>
2.	<p>Report from Project Director</p> <p>The Project Director's report was noted. In addition MB noted that the planning application for the APF was on track for submission at the end of July.</p> <p>The following detailed matters were discussed.</p> <p>Plot 18</p> <ul style="list-style-type: none"> Noted that the design is being settled in readiness for a design fix by the end of the week. JH/SP agreed that should be an exchange of correspondence to confirm that the design meets the requirements and cost expectations of both parties. 	

	<ul style="list-style-type: none"> Noted that for the cost envelope to be fixed, the final apportionment of costs between the parties needs to be agreed. MB/CB to action by end of March 	MB/CB
APF	<ul style="list-style-type: none"> Noted that the brief for the facility was agreed but that there were outstanding issues relating to the process for LBS review and sign off mechanisms and the allocation of programme risk Issues referred to forthcoming Finance and Legal discussion for resolution but noted that in the meantime design work was continuing based on the agreement to underwrite fees until end of April Noted that underwriting agreement is being progressed by the lawyers but not yet completed. 	EP MB/NK (MD)
	FDS Community/Interim Uses <ul style="list-style-type: none"> Recommendations about the potential uses of the community building are being worked up following the receipt of recommendations from Meanwhile Space. They will be brought to the next steering group CB reported that the principle of designing to shell and core with a schedule of possible fit outs as per the Business Plan has been agreed as the construction tender approach. A mechanism for variations to the design needs to be agreed 	EP CB/MB
	GLA ERP Loan Funding <ul style="list-style-type: none"> JH reported that Genesis have secured a loan from the ERP EP confirmed that she is in discussions with Genesis to learn lessons about the contractual issues that they have experienced in negotiating with the HCA. Work to provide a more detailed cashflow to the HCA is being progressed with NHH EP/Matt Derry to meet to discuss the initial LBS financial assumptions which informed the original bid. 	EP
	Community Investment and resident involvement <ul style="list-style-type: none"> SG welcomed the recent successes on securing apprenticeships and awarding Working Communities Bursaries. NK asked what additional communications activity could be generated around these stories in the trade or national press. NW confirmed that she shares stories with Kim Hooper for local press but many are not taken up. NK asked that a story be uploaded to LBS's website Noted that the Annual Communications Plan would come to the next Steering Group and provide an opportunity to refresh thinking of how good news messaging is achieved Noted that DT5 workstream is discussing how to address the time lag in achieving 6 month's sustained job targets. A proposal will be made as part of agreeing the 2015/16 Annual Review. 	SC/KH EP

	<ul style="list-style-type: none"> • SP noted that the approach needed to be consistent with other regeneration projects and recommended that a discussion be brokered with Nick Wolfe • Noted that the draft benchmarking report is to be shared with LBS w/c 21/3 • NK will be able to take Cllr Williams through report at that point. Objective remains to finalise by end of financial year <p>Risk Log</p> <ul style="list-style-type: none"> • Noted that the Business Plan risk log has been updated through a joint LBS/NHH workshop and that it will be finalised at the next Implementation Group before being recommended to the next Steering Group • EP noted that she would discuss with the Implementation Group how high risks and actions to mitigate them should be reported to the Steering Group <p>Review of Issues Log/Tracker</p> <ul style="list-style-type: none"> • This was noted. • SP stated that he would value a 'by exception' approach to reporting on whether the programme was on track and any issues requiring resolution. He asked that the format of the milestone tracker be re-considered in this context. LBS/NHH to review and make a proposal to next Steering Group • CB noted that she felt the current format was useful for Implementation Group performance monitoring 	<p>NK</p> <p>EP</p> <p>NK</p> <p>EP</p> <p>EP</p> <p>EP/NK/CB</p>
3.	<p>Variations to the Business Plan</p> <p></p> <ul style="list-style-type: none"> • SP invited EP/NK to refer up to Steering Group members for decision if this became necessary to ensure that the critical path for planning submission stays on track 	<p>EP</p>
4.	<p>Annual Review 2014/15</p> <ul style="list-style-type: none"> • The final version was agreed subject to a typo amendment. It will be published on the website • NW confirmed that the 16/17 Annual Review will follow the same format and will be brought to Steering Group for review prior to publication. 	<p>NW</p>
5.	<p>Any other business</p> <ul style="list-style-type: none"> • None 	
6.	<p>Date of next meeting</p> <ul style="list-style-type: none"> • 18 May 2016 1400-1600 at Tooley Street 	

AYLESBURY ESTATE REGENERATION PROJECT - DRAFT

MINUTES OF STEERING GROUP MEETING HELD ON 16 NOVEMBER 2016 AT LBS TOOLEY STREET OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Catherine Bates (CB), Matt Derry (MD)
London Borough of Southwark

John Hughes (JH), Eleanor Purser (RH), Nathalie Websdale (NW), Nick Vergara (NV)

Steve took the Chair, NV took the Minutes

Apologies: Cheryl Russell (CR), LBS

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	Minutes of meeting held on 16 March 2016 Accuracy <ul style="list-style-type: none">The minutes of the previous meeting were noted and it was agreed that matters had been addressed or superseded.	
2.	Report from Project Director <p>Eleanor advised that Steve/John's request to focus written reports on key issues for note or discussion had been actioned through an amended format that included relevant parts of the Programme Dashboard in the body of the report and specific questions for discussion.</p> <p>John advised that the scheme budgets did not look correct. To be discussed with Eleanor</p> <p>The Project Director's report was noted and the following detailed matters were discussed</p> FDS <ul style="list-style-type: none">In light of the CPO impact, NHH have begun detailed analysis on the potential for partial delivery should further buildings become available. Technical feasibility will be reported back to NHH for 25/11/16 and then subsequently to LBS. Update to be given at Mobilisation Group.There are no issues in principle outstanding around the demo contract, target is to sign DoV and FDS building contract this weekParties noted that the DoV variation had consumed substantial time and resource and that an alternative way of agreeing revised financial parameters should be explored Plot 18	<p>Note</p> <p>Eleanor/ John</p> <p>Mick</p> <p>Neil</p> <p>Note</p>

	<ul style="list-style-type: none"> • Agreed to delay letting the demo contract until planning consent on the 6th December • NHH willing to instruct Erith to hoard under Lol prior to letting the demo contract (PMN: Erith no longer willing to take possession under Lol) • Outstanding matters on licence and ERs to be concluded noting that DoV can be executed on the basis of contracts 'substantially in the form' • LBS confirmed that they have authority to fund long order service diversions and their element of the D+ fees subject to having exact figures. Capital approval for South Block to be agreed by cabinet in February • WSP commissioned to update utilities costs/timings for diversions. Arcadis to progress associated on-costs. Target to report back by 2/12/16 • NHH is finalising the fee cost estimate for Plot 18 to PC to be issued to Catherine by the end of next week <div data-bbox="403 790 1161 896" style="background-color: black; height: 47px; width: 475px;"></div> <p>Phase 2</p> <ul style="list-style-type: none"> • Positive meeting with LPA noted based on detailed work around optimising mix/quantum of development within the constraints of the outline consent. • Design on hold but NHH to set up a Phase 2 viability presentation with LBS noting that not currently meeting hurdle rate. LBS confirmed that they are not currently in a position to underwrite Phase 2 design any further • NHH exploring potential to accelerate Phase 2 as the 'bunching' of construction modelled in programme as a result of CPO delays unlikely to be deliverable. Progress to be reported to next steering group. • L/H occupancy plans of phase 2 to facilitate optioneering around programme acceleration to be provided. <p>APF</p> <ul style="list-style-type: none"> • LBS Stage C design stage sign off designs (subject to cost plan) noted by the parties • NHH/LBS now in process of reviewing APF cost plan and the total scheme costs provided (in the cashflow forecast). • LBS advised that the Stage C works estimate of [REDACTED] (incl inflation, excl additional 6 units) was a concern and that further review/reconciliation with the previous stage D scheme [REDACTED] was necessary. Reconciliation to previous feasibility stage estimate – August [REDACTED] also to be discussed • However, it was confirmed that NHH should maintain the current design programme and design. • TSC included in the baseline LBS cashflow schedule to be updated in light of recent cost plan • EP confirmed that the current APF programme is 	<p>Mick</p> <p>Mick</p> <p>Mick</p> <p>Mick</p> <div data-bbox="1206 835 1375 873" style="background-color: black; height: 17px; width: 106px;"></div> <p>Mick</p> <p>Mick</p> <p>Neil</p> <p>Mick</p> <p>(Obasi)/ Catherine</p> <p>Note</p> <p>Mick</p>
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	<p>based on VP strategy provided by LBS in October 16 and that consequently there was some slack in the programme assuming that the main contractor should not complete the bulk of the construction substantially in advance of being able to roll on to complete those elements enabled by the forecast demolition timescales for Foxcote and 140 Albany.</p> <ul style="list-style-type: none"> • Neil advised LBS seeking possession of Foxcote and 140 Albany Rd by agreement and that the forecast construction programme should be re-sequenced on the basis of the most efficient programming assuming VP could be brought forward. Revised programme to be tabled at next Implementation/Steering Group. • Neil confirmed that LBS view is that further consultation is not necessary prior to planning submission. <p>HCA ERP funding</p> <ul style="list-style-type: none"> • JH confirmed that there are no financing benefits which accrue to the scheme from any ERP loan given the security that NHH could provide. • NK advised that ERP was primarily to benefit NHH and that if it did not achieve this, there was no need to progress the discussions with the HCA. • EP to advise HCA <p>Community and Economic Well-being</p> <ul style="list-style-type: none"> • Condition report and costs for repair has been commissioned at Thurlow Lodge. Due back by end of year. LBS keen to promote interim uses for the space and the green space outside it eg as low cost workspace. • NHH advised that previously had been agreed that Thurlow Lodge should not transfer to NHH but that some ideas for interim use could be costed and proposed. • Value of increasing positive coverage amongst wider stakeholders discussed with a shared acknowledgement that the media were not picking up positive stories • Noted that LBS is reviewing whether to re-configure The Echo from the Aylesbury to Walworth in the new year <p>Programme update</p> <ul style="list-style-type: none"> • The recasting/strategic approach to Phase 3 activation remains on hold until there is more clarity on what the next delivery stages will be. LBS to review in the New Year. • Confirmed that in the meantime, the programme should be re-calibrated to restore Phase 3 activation to the publicised programme (ie 2018) <p>Annual Review</p>	<p>Mick</p> <p>Note</p> <p>Eleanor</p> <p>Eleanor (Meghan)</p> <p>Steve/Neil</p> <p>LBS</p> <p>Eleanor</p>
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	<ul style="list-style-type: none"> Noted that this has been discussed between the teams and will be published on the AylesburyNow website next week 	
3.	<p>Variations to the Business Plan</p> <p>Variation 0009 – Risk Log</p> <ul style="list-style-type: none"> Agreed and signed <p>Variation 0010</p> <ul style="list-style-type: none"> Neil asked for further explanation about the revised population baseline (Walworth census area) for benchmarking the number of people involved in NHH activities and whether the type of measurement is the correct KPI Nat send Neil the Resident Involvement KPI position against the revised metric which has been in use since agreement with the MCI delivery group. Variation to be agreed outside of SG 	<p>Nat</p> <p>Eleanor/Neil</p>
4.	<p>Barratt involvement in Steering Group</p> <ul style="list-style-type: none"> Noted that NHH do not believe that Barratt wish to remain involved. NHH write to Barratt to clarify 	John
5.	<p>Any other business</p> <p>Traveller occupancy at FDS</p> <ul style="list-style-type: none"> LBS legal team instructed and assessing options remove the travellers from site Abi Oguntokun is arranging comms to all FDS residents on site. Elected members to be briefed Noted that escalation protocol followed once NHH made aware of the incursion. NHH requested an emergency LBS "out of hours" contact telephone number for future reference <p>Notting Hill schemes within Southwark</p> <ul style="list-style-type: none"> NHH will be meeting Cllr. Mark Williams next week to present update 	<p>Neil</p> <p>Neil</p>
6.	<p>Date of next meeting</p> <ul style="list-style-type: none"> Simona is due to schedule dates for 2017 	Simona

AYLESBURY ESTATE REGENERATION PROJECT – DRAFT

MINUTES OF STEERING GROUP MEETING HELD ON 25 JANUARY 2017 AT LBS TOOLEY STREET OFFICE

Present: Steve Platts (SP), Neil Kirby (NK), Catherine Bates (CB), Matt Derry (MD), Cheryl Russell (CR), London Borough of Southwark

John Hughes (JH), Eleanor Purser (RH), Nathalie Websdale (NW), Nick Vergara (NV)

Steve took the Chair, Nick took the Minutes

Apologies: None

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of meeting held on 16 November 2016</p> <p>Accuracy</p> <ul style="list-style-type: none"> The minutes of the previous meeting were noted and it was agreed that matters had been addressed at project level or superseded 	
2.	<p>Report from Project Director</p> <p>The Project Director's report was noted. A number of detailed meetings between NHH and LBS have taken place since November's Steering Group so a limited verbal update on progress was given.</p> <p>Format of reporting</p> <p>To facilitate decision making Steering Group requested the LBS/NHH Delivery Teams produce a work plan for the forthcoming year setting out critical actions and decisions required of both parties to reach agreement to let construction contracts on each live phase.</p> <p>Going forward Implementation Group will jointly monitor progress against the workplan and Steering Group will review by exception.</p> <p>SP requested that an executive summary of progress is still provided as part of the Project Report.</p> <p>The work plans are to be operational by next Steering Group</p> <p>Steering Group confirmed that they wished to include going forward the summary LBS expenditure schedule that was included in the report.</p>	<p>Note</p> <p>Note</p> <p>Note</p> <p>Note</p> <p>NHH/LBS</p> <p>Note</p>

	<p>The following detailed matters were discussed where decisions or actions were required</p> <p>[REDACTED]</p> <p>Plot 18</p> <p>[REDACTED]</p> <ul style="list-style-type: none"> NHH advised that the outstanding Virgin Media service diversion quote is now expected on 03/02/2017 It was agreed that the principles of the underwriting agreement between LBS and NHH for the long order services should be as per the principles of the DoV Draft underwriting letter to be produced <p>APF</p> <ul style="list-style-type: none"> APF planning application has been validated and is currently in the period of statutory consultation, committee is due on 27th March <p>[REDACTED]</p> <ul style="list-style-type: none"> JH confirmed that NHH is willing to accept an obligation to reimburse the proportion of service diversion works funded by LBS to facilitate APF but ultimately of benefit to Phase 2 land on a pro-rata basis once the lease has been drawn down on Phase 2 NHH to amend draft funding letter from LBS with the agreed forward funding arrangement Noted that Phase 2 required additional design work to <u>explore how to meet viability target. Opportunity to increase densities over and above outline given the changing context of the Old Kent Road noted. LBS Regen to hold exploratory discussion with the LPA.</u> <p>Community and Economic Well-being</p> <ul style="list-style-type: none"> Once there is visible enabling works on the FDS; LBS have requested an NHH press release. This should incorporate positive news stories regarding residents employed through the demo contract 	<p>LBS</p> <p>[REDACTED]</p> <p>Note</p> <p>Note</p> <p>NHH</p> <p>Note</p> <p>[REDACTED]</p> <p>Note</p> <p>NHH</p> <p>LBS</p> <p>NHH</p>
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3.	Variations to the Business Plan Variation 0010 – Risk Log <ul style="list-style-type: none"> Re-signed to rectify the previous error 	
4.	Presentation/discussion of Plot 18 financial assumptions <ul style="list-style-type: none"> An update on the financial assumptions driving the private and affordable housing values in current Plot 18 appraisal was tabled. LBS confirmed willingness to consider applying the GLA affordability threshold to the Shared ownership units on Plot 18 subject to the approval of the Local Planning Authority. Revised assumptions to be modelled by NHH <div style="background-color: black; width: 400px; height: 40px; margin: 5px 0;"></div> NHH to schedule a meeting with LBS 	Note NHH NHH
5.	Any other business Thurlow Lodge <ul style="list-style-type: none"> LBS advised that they will be managing the premises on an interim basis and are in the process of drawing up a lease Thurlow Lodge will be let in its current condition (without refurb). LBS have agreed that Devine Rescue will continue to operate from Thurlow Lodge during this interim period Youth Provision for current and future residents <ul style="list-style-type: none"> Noted that Creation Board will be invited to consider if they can continue to fund 2Inspire in the context that it will be available beyond the date envisaged at DPA stage. Noted that supporting young people is an important aspect of community resilience but that NHH currently focused via their business plan obligations on providing case work support with a view to supporting young people into work and training. LBS and NHH to review jointly current and future facilities on the Estate and in surrounding area and discuss the principle around the priority and approach for youth provision prior to March Steering Group Future role for Creation <ul style="list-style-type: none"> Noted that the remit and funding for Creation in the context of an extended delivery programme needs to be considered. Agreed that this would be discussed once the approach to unlocking the delivery programme has been settled and there is greater certainty about the timing of future phases. 	Note NHH/LBS

	CPO <ul style="list-style-type: none"> • Full JR hearing likely to be scheduled for May 2017 • LBS have sought a meeting with the Secretary of State • LBS will continue to acquire FDS L/H properties during this CPO period 	
6.	Date of next meeting <ul style="list-style-type: none"> • 22nd March 2017, 1400-1600 at Tooley St 	

AYLESBURY ESTATE REGENERATION PROJECT — DRAFT

**MINUTES OF AYLESBURY REGENERATION STEERING GROUP ANNUAL REVIEW
HELD ON 26 MAY 2017 AT LBS TOOLEY STREET OFFICE**

Present: Steve Platts (SP), Neil Kirby (NK)

John Hughes (JH), Eleanor Purser (RH), Nick Vergara (NV) - minutes

Apologies: Catherine Bates (CB), Matt Derry (MD), Cheryl Russell (CR), Nathalie Websdale (NW)

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Minutes of previous meeting</p> <p>Not reviewed – to be brought forward</p>	EP
2.	<p>Progress Review on the Delivery Plan</p> <p>The progress on the Deed of Variation pursuant to 22:11 of the DPA was noted and the parties agreed a target signing date of the 31st May.</p> <p>[REDACTED]</p> <p>Progression towards LBS being able to provide full VP by the revised milestone date of the area required for package A was discussed.</p> <p>NHH advised that it might be possible to mitigate potential delays to full possession of 1-68 Chartridge and the consequently critical path impact by issuing an instruction to Erith for demolition at risk with an ability to then terminate the instruction. NHH to provide backstop dates to SP for when the block needs to be provided.</p> <p>Progression on below ground VP through severing district heating to be provided</p>	<p>[REDACTED]</p> <p>EP</p> <p>NK</p>

3.	<p>Annual Review Report</p> <ul style="list-style-type: none"> NHH presented the '16/17 Annual Report' which was reviewed and the KPI performance for the year agreed. It was noted that the new metric for recording resident attendances had been agreed by the Delivery Team and was now in operation for the purposes of an annual target. This approach was noted and endorsed by Steering Group The year 1 to 3 cumulative outturn of KPIs was noted and a correction tabled that the number of shared equity offers was 16. Subject to this correction, the cumulative outturn was agreed. Positive progress around NHH's ongoing support to LBS on rehousing Aylesbury tenants and leaseholders will be presented to Cllr. Mark Williams alongside a portfolio of case studies that illustrates the constructive work the NHH Community Investment Team is doing around supporting Aylesbury residents in to sustained jobs and apprenticeships. SP asked for a breakdown of data which shows the ratio of Aylesbury to Walworth residents engaged through events, outreach and one to one interactions if available. The public facing 16/17 Annual Report will be drafted and tabled at the next SG meeting. 	<p>EP</p> <p>EP</p> <p>EP</p>
3.	<p>Variations to the Business Plan</p> <p>The draft variation requests to the Business Plan which accompany the revised delivery strategy to address partial VP were reviewed. They were agreed in principle as ready for signing in conjunction with DPA technical amendments subject to the stated clarifications:</p> <p>Variation 12 – Revised Project Programme, Development Area Demolition Diagram and Development Phasing Diagram</p> <ul style="list-style-type: none"> Project programme 'MPP24a' agreed as new delivery baseline Demolition plan '11.4' agreed subject to illustrating the APF demolition as standalone from Phase 2 demolition phases. Phasing Plan 11.6 agreed subject to illustrating the APF delivery phase as standalone plot from Phase 2 plot delivery phases Noted that the established protocol aligns plot lease boundaries with the Indicative building footprint outline. However operationally some of the highway land may need to transfer to WHL such that they can then complete adoption mechanics with the Highways Authority – to be addressed under the F&L workstream. 	<p>EP</p> <p>EP</p> <p>EP/NK</p>

	<p>Variation 14 – Financial Management</p> <ul style="list-style-type: none"> The updated financial baseline position for FDS in revised section 12.6 was noted. [REDACTED] LBS to feedback any comments from the technical review from Gerald Eve. NHH will include the overarching presentation on model assumptions on the CD of the model. [REDACTED] <p>Variation 15 – KPIs</p> <ul style="list-style-type: none"> The proposed amendments were agreed <ol style="list-style-type: none"> The first period KPIs (Table 1) are to run until practical completion of FDS reflecting the impact of delay due to VP issues Training and employment target to be refocused on jobs sustained and incentivised with a weighting of 25%. [REDACTED] The revised Table 2 flows through the revised approach to the Resident Involvement target but holds in abeyance the proportionate incentive fund element previously allocated to it. This target is to be reviewed no later than 6 months prior to the commencement of the Second Period and the allocation of the Incentive Fund allocation agreed by the Steering Group pursuant to partnership priorities at the time. The updating of Table 3 illustrative example to reflect the revised targets and apportionment was approved. <p>Accommodation schedule</p> <ul style="list-style-type: none"> Following the LBS cabinet approval in May, NHH to update the accommodation schedule and bring forward to a future Steering Group. 	<p>NK EP</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
4.	<p>Years 1-3 Cumulative Performance</p> <ul style="list-style-type: none"> The forecast of Incentive Fund apportionment on the basis of the revised FDS baseline model was incorporated into the format set out in Table 3 and 	

	<p>was approved as the current projection.</p> <ul style="list-style-type: none"> • The cumulative amount allocated to the parties is to be added in to the tracker • Table 3 next be tabled again once NHH have updated sales valuations. 	EP
5.	<p>Any other business</p> <ul style="list-style-type: none"> • NHH organise a social event with LBS. 	JH

AYLESBURY ESTATE REGENERATION PROJECT -


**MINUTES OF AYLESBURY REGENERATION STEERING GROUP HELD ON 19 JULY
AT NHH BRUCE KENRICK HOUSE OFFICE**




Present: Steve Platts (SP), Neil Kirby (NK), Catherine Bates (CB), Matt Derry (MD)

John Hughes (JH), Eleanor Purser (EP), Mick Booth (MB), Obasi Ezeilo (OE), Nick Vergara (NV) - Minutes

Apologies: Cheryl Russell (CR), Nathalie Websdale (NW)

Minutes to be circulated to all of the above

AGENDA ITEM	DISCUSSION	ACTION / LEAD
1.	<p>Phase 2 presentation</p> <p>Maccleanor Lavington (ML) presented the LBS underwritten phase 2 interim stage C design.</p> <p>Steering Group asked that options around alternative locations for the MUGA be investigated to explore what might be possible</p>  <p>ML presented some possible scheme enhancements focusing on increasing massing in some areas whilst maintaining the ethos of the masterplan, the streetscape and design quality. The quantum of social rent houses also remained as previous but there was a substantial reduction in number of private sale houses. It was acknowledged that it would be hard to compensate for this in future phases. ML advised that the revised scheme would probably require a s73 application.</p> <p>Steering Group accepted that a s73 process could be acceptable. It was agreed that given the market values of the large- houses, there was a substantial risk that building them would not in itself achieve policy objective of attracting families to the area. The proposal to convert some of the larger units to maisonettes with flats above was therefore agreed to be something that should be discussed further with the Planners</p> <p>On the basis of the steer NHH will financially model the</p>	Obasi

	indicative scheme and then work with LBS Regen and the Planning Authority by the end of August. The aim is to determine a firm brief to enable NHH Board to confirm budget for remobilisation by the end of September.	Obasi/ MB
2.	Minutes of previous meeting  NHH organise a team building social event with LBS	 JH
3.	Project Director's Report FDS EC Facility SP confirmed that the previous decision to maintain the current design brief remained for the purposes of procurement NK will be advising LBS Adult services on timings and implications of current decision sign off process and requested the deadline for signing off the detailed design. This can now be confirmed by NHH as the detailed programme to tender has now been completed NK to follow up with LBS Adult Services about their internal review around high level planning for alternative funding/design scenarios so issues can inform final design as much as possible without affecting programme CB advised that in the LBS view there remain outstanding design matters prior to being able to complete the ERs. This was not the Project Director's understanding. To be reviewed in the forthcoming meeting with commissioners, CB and Dorrett Wilson. VP update LBS confirmed that target VP date for 1-68 Chartridge remained 26 th September. It was also confirmed that the purchase of remaining Arklow property has now formally exchanged. Completion date is 15 th September. 	NK NK CB/ Dorrett

[REDACTED]
[REDACTED]
Steering Group noted that the deadline for instructing the pre-agreed instruction was 29th August. SP confirmed that this could be done by officers

[REDACTED]
[REDACTED]
[REDACTED]
LBS updated that 2/5 units have been successfully disconnected from the DHS on the FDS

LBS advised that the programme for disconnection of two further units is approximately 4 weeks

Note on Fire Strategy to be appended as a technical note to the HTA proof of evidence be sent to LBS by the end of the week as part of support for CPO submission

EP

Plot 18 **VM utility diversion**

Noted that this commission remains outstanding following the decision in April to retain the ramp in situ. C4 quote is due on the 27th July

NHH will be carrying out an internal review of the process for arriving at the final VM quote revision to identify any lessons learnt for them and the partnership

Despite slippage in the milestone date for instructing VM it was noted that there is no delay on the longstop date to PC in the programme

MUGA (Thurlow St)

Steering Group directed that appropriation should not be carried out prematurely and that there may be an opportunity to postpone from September

NHH refining programme for enabling works in Plot 18 area which will clarify the deadlines. This is a necessary support to enable LBS to formulate the cabinet report resolutions accurately so is a priority activity.

APF
CPO

	NK confirmed that LBS remain on track to take draft CPO to Cabinet in Sept/Oct so it dovetails with the FDS CPO. Appropriation to be progressed at the same time		NK
	Detailed Design and Draft ERs		
	Revised ERs will be issued shortly to include alternative scenario to contractual baseline		Obasi
	Design sign off held pending finalisation of implementation of fire strategy. NHH to respond to detailed queries. LBS confirmed that the principles of the approach are agreed		MB/ Obasi
	DM protocol to be issued to LBS for discussion		TL
	S&M Suite		
	NHH working through potential options on a preferred location – LBS advised that current site may not be appropriate in the event that the target VP date is not met and that alternative access routes are needed		
	This will be worked through outside of SG		
	Key programme dependencies		MB/CB
	The status of the programme key assumptions in the Project Director's report not previously discussed was reviewed		

	Assumption	Additional Steering Group Comments
1	Formal agreement between the parties about a way forward for an accelerated FDS package and Plot 18 post planning design and procurement by 25 th May.	Main documents signed 9/6/2017. NHH to confirm programme impact
2	The provision of below and above ground VP of 1-68 Chartridge by 15 th June and the instruction that the demolition of these blocks can be accelerated from the baseline (demolition) programme.	Anticipated above and below ground VP for 1-68 Chartridge is 26 th September. NHH to confirm programme impact
6	Substantive progress made on VP for Northchurch prior to letting of the main	Noted that NHH will need substantial assurance that VP on Northchurch is achievable prior to

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		contract for Plot 18	commencing the build for Plot 18 North (milestone date March 18). In the meantime, NHH confirmed that this did not affect the programme of procuring a contractor. SG advised that VP position likely to be much clearer within 6 months. NK confirmed that Northchurch draft CPO report likely to be progressing in parallel with APF	
	7	At NHH request, LBS will appropriate any necessary rights to enable a works contract to be signed. Applies to FDS, Plot 18 and APF	Noted. NHH to check that rights of light report submitted reflects the current north block alignment.	MB
	Financial and Commercial The current forecast and the slight reduction in spend since the last formal update was noted LBS requested the 'Council Works/contractual liability forecast' distinguishes between actual and underwritten spend NHH to confirm if LBS Building Control is appointed on the demo works			MB
4.	<div style="background-color: black; height: 1.2em; width: 100%;"></div> <div style="background-color: black; height: 1.2em; width: 100%;"></div>			
5.	Any other business None			
6.	Date of next meeting 20th September, 1400-1600 at LBS Tooley St Office			

AYLESBURY ESTATE REGENERATION PROJECT - DRAFT

MINUTES OF AYLESBURY REGENERATION STEERING GROUP HELD ON 20 SEPTEMBER 2017 AT LBS TOOLEY STREET

Present: LBS: Steve Platts (SP), Neil Kirby (NK),

NHH: John Hughes (JH), Eleanor Purser (EP),

McCreanor Lavington: Tiago Costa Jorge

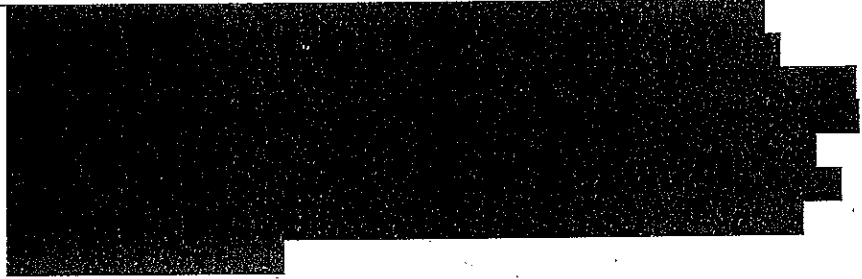

Apologies: Cheryl Russell (CR), Nathalie Websdale (NW), Catherine Bates (CB), Matt Derry (MD), Mick Booth (MB),

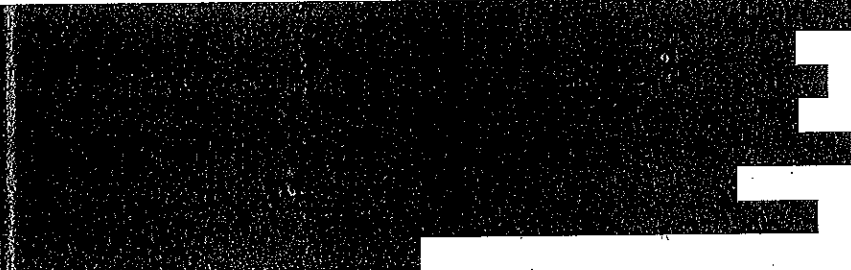


Minutes to be circulated to all of the above

ITEM	DISCUSSION	ACTION / LEAD
1	Minutes of the last meeting and matters arising Brought forward 26/05: NHH organise a team building social event with LBS	JH/EP
2.	Project Director's Report	
2.1	The Project Director provided the update on the basis of the executive summary to her report. In addition the following matters were discussed	
2.2	FDS The status of VP for 1-68 was discussed. Further internal meetings within LBS are scheduled for 21/09 to confirm a timetable. In the meantime the leaseholder continues to actively prepare for a move. NK to keep EP informed on progress.	NK
2.3	[REDACTED]	
2.4	It was confirmed that the Arklow VP target date had been clarified as 25 th September but was currently likely to slip. [REDACTED]	

2.5	<p>It was confirmed that a 10mx5m banner stating "Coming soon...more than 300 high quality homes at social rents" will be erected shortly and that the wording has been signed off by LBS Comms.</p> <p>Opportunities for a photoshoot at the top of Bradenham to be investigated</p>	EP
2.6	<p>It was noted that the pre-application meeting with the LPA for FDS and Plot 18 was largely positive given that the proposals brought forward more affordable units earlier across social rent and shared ownership.</p> <p>EP confirmed that this is still the case when the conversion of the 10 SO extra care units to 10 social rent is offset from the 'general needs rent' quantum</p> <p>[REDACTED]</p>	
2.7	<p>Plot 18</p> <p>The status of the VP strategy was discussed. It was confirmed that the CPO draft order would be considered by Cabinet on 31st October. It was queried whether it would be best to seek decisions both on appropriation and CPO in the same report. NK to speak to Jon Abbott based on the legal recommendation for Elephant Park.</p>	NK
2.8	<p>In the event that this is required, EP to accelerate to collation of necessary information from NHH team</p>	EP
2.9	<p>APF</p> <p>EP advised on the current status of the design, cost plan and procurement strategy confirming that the process was running slightly behind the current forecast.</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>	
2.10	<p>EP reported that there were outstanding matters from the MoJ/LBS client side around fire design and MEP in the D+ Design</p>	

	<p>LBS confirmed that they were happy to proceed to ITT on the basis of the current fire strategy option and deal with any required design adaptations during the tender process</p> <p>NHH to action subject to further information on MEP</p>	EP
2.11	<p>EP confirmed that the ERs were being reviewed further a further set of comments from LBS. NK advised that LBS were concerned about the quality of ERs to date. EP advised that the Assistant Director was having personal oversight and there was a commitment to making all reasonable changes</p>	
2.12	<p>The matter of the Development Management protocol to operationalise the DPA provisions for APF was discussed. EP advised that the meeting papers contained a summary of the broadly agreed principles for comment.</p> <p>NK advised that he understood there were a number of outstanding matters.</p> <p>JH confirmed that whilst the DM Protocol need to be resolved prior to getting into contract, NHH willing to proceed to tender in parallel with finalising the protocol.</p> <p>EP/NK to review in order to identify the outstanding matters of principle</p>	EP/NK
2.13	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>EP/NK to review</p>	EP/NK
2.14	<p>JH confirmed that NHH's tax advice was that the APF did not count as residential and that consequently VAT would apply to the construction cost and to professional fees and NHH would need to reclaim in full.</p> <p>SP advised that he understood there were existing mechanisms within LBS to reclaim</p> <p>EP to resend advice and NK to take further advise internally</p>	EP/NK
2.15	<p>NK confirmed that the CPO report going to cabinet in October and that it will cover both Foxcote and 140 Albany Rd. NK to check whether the 35 Ravenstone property is to be included in the order land.</p>	NK
2.16	<p>Sales and marketing suite</p> <p>NHH's preferred location for the marketing suite in the green space in front of Foxcote facing Albany Road was discussed.</p>	

	 <p>NK suggested that the open space in front of Thurlow Lodge be investigated.</p> <p>JH asked for further clarification about the rationale for the construction route going to the rear of Wendover and confirmed that NHH would seek agreement to occupy a plot for the suite that did not impinge on the required construction area for APF</p> <p>JH agreed that NHH would review options for a suite in front of Thurlow Lodge but noted that the location options for a suite a highly constrained and this currently seemed like the most deliverable.</p>	<p>EP</p> <p>EP</p>
3	Phase 2 Update	
3.1	<p>Tiago Costa Jorge (TCJ) from McCreanor Lavington joined the meeting and ran through a well received presentation summarising the potential changes from the stage C scheme as presented in July and the further increment in number of units (from 955 to 975).</p> <p>TCJ advised that increased number of units came from</p> <ul style="list-style-type: none"> - private houses to the northern and southern 'block end' of subplot 7B converted to private apartments (from 14 houses to 10 maisonettes and 24 apartments ie +20 units) - plot 6 PS houses changed from 4B7P to 3B6P - changes to the tenure assignments across PH2 <p>The summary table of performance against the APP baseline was reviewed.</p> <p>The presentation also illustrated the impact on density of the revised scheme compared with the Mayor's Density matrix and the forecast PTAL for 2021. This showed that an average potential density at 148 units per hectare for a PTAL of between 2-4, the proposal was broadly within tolerances.</p> <p>JH asked for confirmation that this PTAL map was supported by bus transport – given the Bakerloo line would not be place by 2021.</p> <p>It was noted that the percentage split of private to affordable was yet to be updated with the latest FDS/Plot 18 accommodation schedule but that the current mix was designed to balance out the cumulative provision at a site wide level. Schedules to be updated</p> 	<p>EP (ML)</p> <p>EP</p>

	  	
3.2	Two options for moving the MUGA were discussed. It was noted that option B is dependent on the conclusion of the Pressure Reduction Station impact study and also that the location does not contradict MoJ guidance on the location of community facilities in relation to the APF. EP to ensure that this due diligence work is completed	EP
3.3	Both were deemed to be preferable to the current mix by SP and JH. TCJ confirmed that the capacity that the options could generate was being worked through.	EP (ML)
3.4	The benefit of having 'quality over quantity' was discussed and rationale for keeping Alvey Park in its current location was discussed. EP to review historic stakeholder consultation	EP
3.5	It was agreed that the preferred option should be discussed with John Wade, Head of Capital Projects for parks	EP
3.6	It was further agreed that once the broad accommodation strategy is settled and the overall affordable housing numbers at a site wide level is confirmed a meeting between Simon Bevan, EP, NK and Catherine Bates should be set up	EP/NK
4.	<p>Any other business</p> <p>EP updated Steering Group on the revised team structure within the NHH Aylesbury Regeneration team which brings in additional senior and specialist resource to support the project as it enters the next delivery stage</p> <p>JH updated Steering Group on the proposed merger with Genesis and confirmed that it was expected that financial close would be reached between January and March 2018</p>	
5.	<p>Date of next meeting</p> <p>15th November, 1400-1600 at LBS Tooley St Office</p>	

