

Community Board Meeting
Tuesday 15 September 2020 6–7 pm, Google Meet

	<p>Attendance:</p> <ul style="list-style-type: none"> 3 resident/community groups reps 3 Norbiton Ward Councillors 3 Joint Venture partnership reps (JV rep)
1.	<p>Apologies for late arrivals given in advance. All members in attendance</p>
2.	<p>Minutes and Actions.</p> <ul style="list-style-type: none"> a. Add [partial attendance] of CB member in the last meeting b. Minutes agreed for accuracy c. A member enquired about sharing minutes once approved and it was confirmed that final public-facing minutes can be requested from the regeneration team. Minutes members receive are internal and for members use only. d. Actions: all complete. A member asked about face-to-face engagement and it was confirmed that the consultation had been monitored and residents had been able to engage, and the consultation had met its objectives. In-person engagement was not advised due to current guidance.
3.	<p>Matters arising</p> <ul style="list-style-type: none"> a. Community board applicants: a number of applications have been received. A member suggested two residents had expressed an interest and it was requested that these residents be informed to register their interest through the regeneration team. b. Members discussed the selection process and it was agreed that all applicants should be asked the same questions so that the process is fair. It was suggested that the questions explore the interest residents have in the regeneration programme and their interest in representing the whole community. It was also suggested that it's important to consider how the questions are worded and asked as this might be a new experience for some applicants. It was agreed that proposed questions would be emailed to members to comment on. Recruitment meeting date and approach need to be decided and take into account the applicant's needs with regards to method/venue, date and time. c. The plan for the meanwhile community centre is in progress. It was confirmed that the capital cost of work to provide this facility will be funded through the LLP as continuity of community use. It was noted by a ward councillor that an interim venue would need a working kitchen to enable continued use. d. Residents' questions to the community board: a member expressed that they were having a difficult time communicating with residents at the

	<p>moment (due to Covid restrictions/risks) and recommended that CB continue to be promoted so that they are aware of it. It was confirmed that the team are always available to residents for questions and enquiries by phone and email</p> <p>e. The food pantry is collecting information on vulnerable residents and sharing with RBK</p>
4.	<p>Business Plan - Briefing</p> <p>a. The community board informed that they were being given this briefing ahead of publication so that they were aware of the upcoming decisions to be made and had early sight into phase 1 business plan</p> <p>b. The business plan will be going to Response and Recovery Committee on 24 September and will be asking for approval on (i) the updated overarching business plan and phase 1, (ii) the appointment of non-executive directors to the LLP board, and (iii) principles of the funding strategy for the LLP to deliver the programme and note that the regeneration is sustainable financially for the HRA</p> <p>c. The next step will be the legal incorporation of the new company (LLP). Governance for the regeneration programme will move to the LLP and at this point, the Community Board will move into this structure and operate under these parameters</p> <p>d. It was stated that these are the final steps that need to be taken following earlier committee approval in March 2019</p> <p>e. It was noted that the plan has some flexibility built into it and has already changed to reflect housing needs that the regeneration team has been gathering. It was confirmed that 90% of the housing need is known across both phases so it can deliver homes people need which is very important</p> <p>f. The community board was taken through the Phase 1 business plan, which sits under the overarching LLP business plan. The business plan includes financial and non-financial objectives as well as aims and outputs. The board was informed that it was necessary for the Phase 1 business plan to capture aspects such as the objectives, which the board would be very familiar with through the Landlord Offer, as these guide the whole programme and the phase 1 business plan.</p> <p>g. Each section of the business plan was explained to members and they were offered to ask questions or go back to any sections they wanted to know more about:</p> <ul style="list-style-type: none"> i. Aims and objectives (e.g. what the programme aims to deliver and the ethos of the regeneration) ii. Definition of Phase 1 iii. Financial information (e.g. viability testing points before during and after delivery) iv. Land assembly (e.g. how the programme will acquire land to undertake the development)

	<ul style="list-style-type: none"> v. Planning (e.g. hybrid application, and a detailed phase at a time) vi. Sales and marketing (e.g. approach to sale of private homes, commercial space, the need for a marketing suite) vii. Community benefit (e.g. community chest for activities, added social value, job creation is all captured to bring real added benefits to the community) viii. Council office requirements (e.g. Tadlow and requirements for regeneration staff team to provide continued service) ix. Estate management strategy (e.g. planned maintenance and housing management) x. Programme and phasing (e.g. home completion dates) xi. Sub-phasing (e.g. Phase 1 is made up of 3 sub-phases) xii. Key performance indicators (KPIs that will monitor the programme progress across a range of key aspects) xiii. Annexes with information such as cash flows, draft plans, schedule of accommodation to meet needs, and balance affordable housing and private sale)
5.	<p>Questions from board members</p> <ul style="list-style-type: none"> a. Will sub-phases of phase 1 start at different times? Yes, although development may run in parallel as this is predicated on delivering the right number and type of new homes to meet housing needs of residents. This is a complex process and there will be continuous handover. A lot of factors involved but people will not be moving out or in all on the same day because this would not enable residents to be supported properly or for the development team to ensure quality checks have taken place. b. Does this mean that dust and noise will not be all at the same time and move to the other section/s? The process will be led by the housing needs of residents and the availability of land as the programme requires vacant possession to build and this will not happen all at the same time. The development will create some dust and noise but experience has shown that people are often pleased with how management mitigates and minimises this impact. c. It was confirmed that Archway was not included in the plans. d. Clarification made: KPI stands for key performance indicators. e. No further questions were asked and members were invited to raise questions at a further point if required
6.	<p>AOB:</p> <ul style="list-style-type: none"> a. The rehousing plan/policy which was brought to the community board to help shape the basis will also be going to committee next week. Community board members will be sent a link to the papers so that they know where to access them. [Action: RBK] b. Planning application submission: it was confirmed that the team is currently working through the consultation feedback and working with the architects to consider this feedback. A report on findings and impact will

	<p>be shared with the board at a later date. It was hoped that the planning application would be submitted in a couple of months (autumn). In addition, the board was informed that there are often challenges at the end of the preparation stage so this may change. Determination is expected next year and then finalising other aspects to start development in late spring.</p> <p>c. Chair stated that this was their last meeting as chair as it had been decided to rotate this and either of the other proposed chairs will chair for the next 4 months. Chair was thanked by those present for chairing over the last 4 months</p> <p>d. A member added the importance they felt about the opportunity for community building in the new estate and it was confirmed that building sustainable communities is reflected in the design. The design codes will be set for the masterplan so this can be replicated for each phase and carefully considered. Ward Councillor added that neighbours can opt to move together and that the new estate will have more permanence as a result of secure tenancies for residents. Residents moving into new homes on the estate will be moving into their permanent homes.</p>
7.	Next Meeting/s: TBD