

Wornington Green Residents' Meeting
30th January 2020
Minutes

Catalyst Officers in Attendance		
Fearghal O'Hara	FH	Regeneration Manager
Sandeep Dole	SD	Housing Regeneration Manager
Patricia Poorman	PP	Partnership & Outreach Officer
Jessica Drew	JD	External Affairs Manager
Sue Hannah	SH	Head of Housing Regen & Specialist Services
Independent Tenants' Advisor (ITA) in Attendance		
Irundeep Singh	IS	NewmanFrancis ITA
Mekor Newman	MN	NewmanFrancis ITA
Residents' Steering Group (RSG) members in Attendance		
Julie Kamara	JK	RSG Member
Keith Stirling	KSt.	RSG Member
Louise Tasker	LT	RSG Member
Jonathan Franco	JF	RSG Member
Shaip Bajgora	SB	RSG Member
Cheryl Thomas	CT	RSG Member

Apologies received: Karina Skinner (Chair)

xx residents attended this meeting (incl. RSG members)

1.	Welcome IS welcomed everyone to the meeting and informed that the ITA would chair the meeting in the absence of the RSG Chair.	
2.	Matters are arising from previous minutes SB informed that RBKC would review the consultation approach for future phases of the park going forwards. SB to feed back on the consultation process and advised that pop-ups can be looked into for future, as the last one in July went relatively well – Ongoing – Catalyst have fed back the RSG's suggestions to RBKC. Some residents also enquired about why there is no CCTV along Bonchurch and Faraday Road. SB advised that she would forward this to the CCTV team to look into. SH informed that Catalyst will look at security and CCTV on Catalyst owned land/buildings. AP advised that Catalyst are looking at service improvements – Complete – SH updated that Catalyst does not have any plans to put additional CCTV or security into the new development. The current system/placement of cameras was informed by secured by design.	JD/FH

	<p>Some residents also complained about the size of the kitchen and toilet. One resident felt that the drying rack in the bathroom was too low to hang clothes. SH advised that Catalyst could look into this. – Complete – Catalyst have followed up Issues about storage in the kitchen and toilet with the resident who raised this issue and ideas to overcome the issue like dry racks have been discussed.</p> <p>KSt felt that local councillors should be invited to the meetings. RSG/ITA to look into inviting local councillors to future meetings – Complete - The RSG agreed at the last steering group meeting for councillors to be invited to future public meetings</p> <p>LT also commented that the note that was placed on the lift by Catalyst had an inaccurate date stating the lift was down from the 17th when it had been out of service from an earlier date. SD to look into this. - Complete</p> <p>JD advised that Catalyst will look into putting information in Here & Now about Age UK contract expiring at end of April, and continued support being provided by Catalyst Gateway - Complete</p> <p>One resident reported that the security doors for Watts and Katherine House are broken. SD will look into this – Complete – SD advised that the issues with Watts and Katherine front entrance doors are resolved</p> <p>One resident felt that more secure security doors are needed for entrances to blocks. SD to arrange with a surveyor to look into this. – Ongoing - increasing the number of security doors was looked at. Catalyst are revisiting this and there will be an update at the next meeting</p> <p>KS to give lamppost numbers to SD of the lights that are not working at Thomson House – Ongoing – KS yet to advise</p> <p>KS reported concerns that the RSG had about a recent asbestos letter which they felt was written in a threatening tone. SD to look into this. – Complete - Catalyst’s approach to communications to residents will reviewed from now on by a specialist in the business to avoid any similar issues.</p> <p>Residents reported that the trees at Watts House and Thomson House are impacting the lighting. SD to check the date of the previous and next maintenance date with environment services. SD advised that Catalyst could write to residents impacted in those blocks – Complete - The tree programme is being carried out Winter 2020 so this will address tree's blocking lights in Thompson and Watts</p>	<p>SD</p> <p>KS</p>
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	<p>Spotlight on Ian McDermott, the new Chief Executive at Catalyst. It was suggested for him to be invited to a future public meeting – Ongoing – JD will look to invite at a future public meeting.</p> <p>One resident asked whether there will be options for separate kitchens in 1 bed homes, rather than having open plan. JD to check with TP. – Complete – It was updated that there is no option for separate kitchens in 1 bedroom units as these are designed with open plan.</p> <p>KS asked whether copies of feedback from the Consultation Event can be put in the office. JD to look into this - Complete</p> <p>One resident asked whether traffic calming measures can be looked into for Bonchurch Road. It was advised that the roads are RBKC's responsibility. JD / FH to look into this – Ongoing - FH updated that Council are preparing options to consult with residents regarding this.</p>	<p>JD</p> <p>FH</p>
<p>3.</p>	<p>Housing Management Update – SD</p> <p>Bond Mansions Core 1 moves are expected to be around late February/early March and Core 2 moves are expected follow at the end of March - these are only anticipated dates and residents who will be moving into Bond Mansions will be notified over the coming weeks.</p> <p>Some residents noted concerns about the storage in the new homes. Catalyst has been working with these residents to resolve these issues (e.g. providing £150 disturbance for additional storage in the bathroom)</p> <p>Some residents preferred the Phase 1 fixtures and fittings in bathrooms then those in Phase 2a. Catalyst advised that these are of the same quality, and it isn't unusual for fixtures and fitting to vary within the different phases.</p> <p>Age UK SD advised that residents still have access to a service from Catalyst Gateway, and that they will be meeting with the RSG next month to discuss the new service. It was also pointed out, that as an addition, Catalyst Gateway offer a service for vulnerable residents requiring it. Catalyst will provide a further update at the next Public Meeting.</p> <p>Dust/Noise Residents feedback regarding dust has been relayed to the contractors and phase 3 residents are being spoken to about their needs and support before the future demolition takes place. Catalyst</p>	<p>SD</p>

	<p>also advised that they will be identifying vulnerable residents form Phase 3 that will need more support around this area.</p> <p>Residents from the meeting advised that they were being impacted by the dirt and noise from the road realignment works. There were also complaints from residents about early starts from the contractor and heavy-duty vehicles. FH agreed to take the complaints to the contractor.</p> <p>Discussion was also had about having a respite facility to support residents who wanted to escape noise (i.e. using Portobello Hall). The residents at the meeting who were being impacted by the dust and noise didn't think this was a useful solution for them.</p> <p>Road closure issues: Keith advised on problems there are with receiving delivery due to poor /lack of signage around Wornington Road</p> <p>Dirt and cleaning Residents felt there was a lot of dirt on the roads. FH advised that there is regular sweeping going on in the area. It was also raised that there is an issue of poor lighting. FH will look into this</p> <p>Estate Standards Sandeep apologised about the drop in the estate standards. This was due to short staffing levels coming up to Christmas. This is no longer a problem and she expected standards to increase.</p> <p>KSt advised that dog fouling in the area was increasing and requested more dog fouling signage. JK felt Catalyst are not addressing issues and the undeveloped part of the estate is not being adequately managed e.g. flytipping. Sandeep agreed to do a resident estate walk about with residents to look at the housing management of the area.</p> <p>JK wanted to know why the new blocks are clean and the old are not. SH felt more people are dumping rubbish on the old estate. SH suggested for there to be an education piece in an upcoming Here & Now or bulletin.</p> <p>SH advised that Catalyst will be taking over the management and maintenance of the new block cleaning over from April. Some residents noted concerns about the maintenance in blocks along Pepler House. SH suggested for the cleaning team leader to be invited to a future meeting to talk about standards.</p> <p>Repairs & Maintenance Drop In Surgery SD updated that the repairs and maintenance drop-in surgery went well prior to the meeting, and that this would be a regular slot before public meetings from 5-6pm. IS noted that residents who attended found it</p>	<p>FH</p> <p>FH</p> <p>SD</p> <p>SH</p> <p>SD</p>
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	<p>useful and helpful. CT suggested this is needed once a month. SD to look into this</p> <p>Notting Hill Carnival There is a meeting planned with the RSG and Catalyst to discuss feedback and to tighten up the joint working on this with the council for the year.</p> <p>RSG Away Day Sandeep advised that a more strategic plan is to be developed. The idea is to discuss a way forward for the group about their aspirations about becoming a mixed-tenure residents' association and this is to be reviewed by Catalyst in a separate meeting with the RSG.</p>	
4.	<p>Regeneration Update – FH</p> <p>Athlone Gardens FH updated that the dog agility area had now opened up on the park. The connection of the water fountain had been delayed due to Thames Water and it is expected that this will be connected by early February.</p> <p>JK felt the play facilities in the park were not accommodating for younger children (under 6). KSt asked if a larger shelter was going to be provided as in the old park. FH to feed this back to the parks team and provide information on age-ranges the equipment has been designed for.</p> <p><i>Amended post minutes: The council will be holding a consultation this summer to engage people in the design of the entire final park.</i></p> <p>Road Realignment The road realignment at the link road between Wornington Road and Portobello Road is now underway and there is no access through. A new road will be created called Murchison Gardens. Extended hoarding has been installed, and a new footpath has been created. It is expected that the new road will be completed by April/May 2020</p> <p>It was agreed to have discussions at a separate meeting to look at mitigation to improve quality of life between residents and Catalyst</p> <p>KSt reported issues with the Catalyst road in the Murchison car Park, with regards to potholes. FH to look into this.</p> <p>Some residents were unhappy with the amount of traffic being redirected down Wornington Road. FH advised that this was the agreement in the traffic management plan.</p>	<p>FH</p> <p>FH</p> <p>FH</p>

	<p>More information on the road realignment has been included in bulletins and also in the Here & Now.</p> <p>Phase 2b Catalyst will be going out to tender for the contract for Phase 2b. Catalyst will be consulting with the RSG throughout this process and will update on progress at the next meeting.</p> <p>One resident asked whether it was possible to move off the estate rather than to wait for a new home. SH advised that Catalyst could speak with residents about options for rehousing if they did not want to stay on the estate.</p> <p>Phase 3 consultation Catalyst are currently developing the Phase 3 design proposals for a planning application, and there will be a consultation event in the coming months for residents to feedback on the designs prior to submission.</p> <p>A door knocking exercise has been carried out where 108 people were spoken to, and there have been 2 recent Design Working Group sessions to explore and feedback on design concepts.</p> <p>Catalyst have been engaging with young people, with Youth Action Alliance, and with the local community at a pop-up stall in the market to get people's views. There is also a plan to engage with the local Moroccan group.</p> <p>Some residents from Pepler House asked whether they will be moving into Phase 2b. Catalyst advised that some residents from blocks in Phase 3 will most likely move into 2b, however a phasing plan with sequencing is yet to be developed. One resident asked whether they would have to move temporarily before being offered a new home on the estate. SH advised that Catalyst are anticipating for residents to only make 1 move directly into their new homes.</p>	
5.	<p>ITA & RSG Update</p> <p>IS updated that NewmanFrancis have been supporting residents around rehousing and regeneration related queries over the past couple of months. NewmanFrancis ITA will be on the estate on Thursday 13th February and Thursday 27th February.</p>	
7.	<p>AOB</p> <p>PP and CT updated on the wellbeing event which will take place at Portobello Hall on Saturday 1st February 2020, 12pm - 4.30pm. This event will include activities such as health screening, acupuncture and chair massage, pilates, and free refreshments</p>	