

## Meeting of the Yorke Drive Residents Consultative Panel

Wednesday 12<sup>th</sup> December 2018 (12 noon to 2.45pm) at Bridge Community Centre,

### In attendance:

**NSDC**- Karen White (KW), Chris Hutchings (CH), Harriet Partington (HP) (minutes)

**N&SH** –Julie Davidson (JD), Julie Madin (JM) Carol Dring (CD)

**CT** – Ian Jones (IJ), Julia Johnson (JJ) (Chair)

**Resident Panel members** - please see attendance list

<b>1.</b>	<b>Welcome and attendance</b> - JJ introduced the meeting
	Apologies received from 7 resident panel members due to pre xmas shifts; clash of meetings and holiday.
<b>2.</b>	<b>Actions arising from Panel meeting of 07.11.18 and actions remaining outstanding from 10.10.18</b> <b>With reference to the action table in the minutes of 7.11.18</b> <ul style="list-style-type: none"><li>• 3.32 – Point was covered on 7th Nov</li><li>• CCTV – RM still waiting for further discussion with community safety team at N&amp;SDC. Clarified by Panel members that Panel – request is for absolute reassurance that cameras work and that they have proved valuable in the investigation of crime by the Police. <b>KW agreed to continue to take this forward via RM.</b> JJ clarified further that residents are not interested in personal data.</li><li>• New build figures – included in masterplan presentation to 7th Nov Panel.</li><li>• CT will update on rehousing figures at this meeting.</li><li>• 6.14 comparison – information not yet available, but will aim to have this for the next Panel meeting. <b>Action RM</b></li><li>• RTB cessation – item on this agenda</li></ul>
<b>3.</b>	<b>Update from Policy and Finance Committee of 29<sup>th</sup> November - KW</b>
<b>3.1.</b>	Report taken to Policy and Finance Committee, as this is the committee that determines projects where high levels of finance are involved.
<b>3.2.</b>	This is also the Council committee where approval is sought to submit a full planning application.
<b>3.3.</b>	Approval was unanimously given to submit the outline planning application. The application was successfully submitted on 11.12.18.
<b>3.4.</b>	Planning consultation stretches far wider than Yorke Drive estate and there is a prescribed time period for comments to be returned and considered.

<p>3.5.</p>	<p>The planning application can be viewed on line via the Council’s planning portal.</p>
<p>3.6.</p>	<p>Finance for the overall scheme is still being put into place. The Council is still modelling costs, and the next stage is to attract a private sector development partner. The funding gap will be clearer shortly, as will any proposals for bridging any gap.</p>
<p>4.</p>	<p><b>Suspension of RTB – Demolition Notice</b></p>
<p>4.1</p>	<p>KW explained that it is usual practise on regeneration schemes for the Council landlord to place a suspension on <u>new</u> right to buy applications.</p>
<p>4.2.</p>	<p>A Demolition Notice will be served on the properties affected by the regeneration proposals, which suspends the right to buy.</p>
<p>4.3.</p>	<p>The Council will issue some FAQA’s – to help residents to understand the process, which will be written in plain English.</p>
<p>4.4.</p>	<p>The Council has clear obligations to rehouse displaced tenants, pay disturbance allowance and the statutory home loss payment, as well as provide direct support with the rehousing process. This is fully explained in the Resident Offer.</p>
<p>4.5</p>	<p>There will be a covering letter accompanying the demolition notice, and this will emphasise that any demolition is not imminent. The earliest demolition will not be until September 2022.</p>
<p>4.6.</p>	<p>The notice will specify why demolition is happening and the time window in which the demolition is likely to occur.</p>
<p>4.7.</p>	<p>The Council is proposing to send the notices and the covering letter out in the new year – first or second week in January. <b>Action N&amp;SDC</b></p>
<p>4.8.</p>	<p>The process of the regeneration phasing is to build new properties first, (in this case on the Lincoln Road Playing fields). Tenants who will be affected by the demolition will then be offered a new home.</p>
<p>4.9.</p>	<p><b>Questions and Answers relating to the Demolition Notice and RTB suspension:</b></p>
<p>4.10</p>	<p><b>Question:</b></p> <ul style="list-style-type: none"> <li>• A Resident Panel Member asked about the implications of Universal Credit, and if people are in debt with their rent through no fault of their own whether this affect their home loss payment.</li> </ul>

<p>4.11.</p>	<p><b>Answer:</b></p> <ul style="list-style-type: none"> <li>• JJ explained that ‘technical arrears’ and actual arrears will be treated differently. Where it is proven that a tenant is waiting for universal credit to be assessed and applied this would be classed as a ‘technical arrear’ and should not affect receipt of disturbance payments.</li> <li>• KW reassured that the Council will take extra care to check the status of arrears to make sure residents are treated fairly.</li> </ul>
<p>4.12.</p> <p>4.13.</p> <p>4.14.</p> <p>4.15.</p> <p>4.16.</p> <p>4.17.</p> <p>4.18.</p> <p>4.19.</p> <p>4.20.</p> <p>4.21.</p> <p>4.22.</p>	<p><b>Letter and FAQs accompanying the Demolition notice</b></p> <p>KW explained she is bringing the FAQA’s which will accompany the demolition notice to the Panel to check that they are as helpful as possible and as clear as possible.</p> <p>KW ran through the questions and answers on the FAQA’s.</p> <p>KW emphasised the Importance of formally notifying <u>all</u> residents as the Council is aware that not everyone has been to the events or responded to the consultation carried out during the development of the masterplan.</p> <p><b>Clarification was sought by Resident Panel members and provided by staff in the following areas:</b></p> <p>RTB’s that have already been accepted: there are 3 months to claim for compensation for conveyance charges etc following the service of the demolition notice.</p> <p>Specially adapted homes: the law sets out the definition of specially adapted properties. The implications are best discussed on a one to one basis.</p> <p>If a tenant has acute needs for adaptations the new properties will to be significantly adapted and in this case RTB would not be permitted. This will be reflected in the FAQs.</p> <p>Panel members felt another way should be found for expressing ‘some point in the future’ . KW suggested this be amended to state ‘within the next 7 years’.</p> <p>The information will be clear about the demolition commencing within 2 years of the date of service of the notice.</p> <p>Panel members felt the letter and the FAQs explained the position in the best way the Council could. They accepted that it is important to provide people with enough information to enable them to make decisions, eg. If people are facing a move in the future this may affect</p>

	<p>their purchase of expensive items of furniture.</p>
4.23.	<p>Panel members questioned the relevance of including the reference to pending RTBs if the Council does have any applications. KW said that for completeness is its importance it will be included.</p>
4.24.	<p>Panel members cautioned against giving people more information than they need, as this can sometimes not be helpful and starts rumours.</p>
4.25.	<p>Because the demolition notice has to be worded in quite a technical and legal manner it might be difficult to interpret. While the FAQs will go some way to helping to explain the Council will send out a letter to everyone to explain that the planning application has gone in and that initial demolition notices will be being sent out in the new year.</p>
4.26.	<p>Panel members agreed that this will help residents to prepare for the demolition notices. This will be received before Christmas.</p>
4.27.	<p>KW explained that discussion with <b>private owners</b> will be different – they need to receive a different communication tailored to their ownership status and how they will be compensated.</p>
4.28.	<p>Panel member asked when the next <b>newsletter</b> will be sent out. IJ explained that the scheme had altered through the process and it will not be possible to send this out before Christmas. A newsletter will be out in February.</p>
4.29.	<p>KW advised of the potential for a further public consultation event but as this now part of a planning process consideration would need to be given on the best approach to take.</p>
4.30.	<p>Panel member urged that important information is translated in to Polish and Lithuanian.  <b>Action N&amp;SH to provide up to date database of Polish and Lithuanian speakers to N&amp;SDC so that the letter pre Xmas and the demolition notices can include a paragraph offering translation accordingly.</b></p>
4.31.	<p>N&amp;SH (JM) knows of people that will be affected by demolition who haven't been to any events. Their English is not very good so they will need translation.</p>
4.32.	<p>The Council will ensure that all customer services staff, both N&amp;SDC and N&amp;SH are briefed so nobody calling in about this gets stuck in a general enquiries queue. <b>Action N&amp;SDC</b></p> <p>JJ –Polish speaking Panel members may be able to help with Polish translation and HTA have a member of staff who helped with</p>

<p>4.33.</p> <p>4.34.</p>	<p>translation of the masterplan material.  <b>Action N&amp;SDC to arrange translation of a simple paragraph at the beginning of the letter(s) once list of addresses provided by JM</b></p> <p>If residents have any further comments please direct these to Harriet Partington or Julia Johnson. Comments needed by 2<sup>nd</sup> week of January.</p>
<p>5.</p> <p>5.1.</p> <p>5.2.</p> <p>5.3.</p> <p>5.4.</p> <p>5.5.</p> <p>5.6.</p> <p>5.7.</p> <p>5.8.</p> <p>5.9.</p> <p>5.10.</p>	<p><b>Masterplan Update – IJ Campbell Tickell explained the position.</b></p> <p>Planning Application for outline planning permission submitted on 11<sup>th</sup> November 2019.</p> <p>Currently going through the validation process. Planners are making sure it is all correct, and that they have the right documents.</p> <p>Consultation process starts straight away. Residents of Yorke Drive and residents of surrounding/adjacent homes will get a letter telling them where they can find all of the info and make comments. This letter from the planning dept should be received on Friday or early next week asking for comments.</p> <p>Letter going out from planning consultants to those who own their own home.</p> <p><b>The masterplan submitted as part of the planning application had a few late amendments, due to some late issues affecting the final design. These are as follows:</b></p> <p>Between business park and new housing some noise nuisance has been recorded from business park – so design has included some flats behind the houses to screen the noise.</p> <p>Council and Campbell Tickell are going to talk to the business owner to see if there is anything that can be done about the noise to avoid changing the masterplan ultimately. <b>Action N&amp;SDC/CT</b></p> <p>All work on playing field including Pavilion is part of phase 1.</p> <p>Data has been updated phase by phase explaining how many homes are to be demolished and how many new homes are to be provided.</p> <p>An offer will be made by the Council to the Ward Councillors to go through documents in more detail. <b>Action N&amp;SDC</b></p>

<p>5.11.</p>	<p><b>Next Steps:</b></p> <ul style="list-style-type: none"> <li>• All statutory organisations are asked to make comments. All comments go to the planners, who will evaluate and analyse the comments.</li> <li>• The comments come back to project team and changes can be recommended.</li> <li>• Pre application consultation was carried out throughout the master planning process.</li> <li>• A report needs to be written for planning committee on 5<sup>th</sup> March, which will provide all the feedback and recommendations.</li> <li>• Hopefully outline planning permission will be achieved. There is then three years to submit a full planning application.</li> <li>• The period developing the application for full planning permission will include details about the involvement of residents with the development partner to work up the detailed design and choose materials.</li> <li>• <b>Would be good to involve the Panel in creating a partnership with a developer.</b></li> <li>• The Council wants a developer that deals with social and affordable housing and not just market housing.</li> </ul>
<p>5.12.</p>	<p><b>Questions and Answers:</b></p>
<p>5.13.</p>	<p><b>Question:</b> A Resident Panel member asked whether there will be an application for each phase?</p>
<p>5.14.</p>	<p><b>Answer:</b> IJ –there will need to be a planning application made in respect of any demolition.</p>
<p>5.15.</p>	<p><b>Question:</b> A Resident Panel member asked about the 70/30 split, Is this across each phase?</p>
<p>5.16.</p>	<p><b>Answer:</b> IJ – more in first phase as we need to build the homes to rehouse people before demolition occurs. 30% affordable is a minimum to deal with rehousing needs. If the scheme needs more affordable homes then the Council can include more affordable provision (this will cost more)</p>
<p>5.17.</p>	<p><b>Question:</b> A Resident Panel member asked if the funding is secured for the whole scheme.</p>
<p>5.18.</p>	<p><b>Answer:</b> KW – not fully, there are various options available for the Council where costings can be brought down, which will help to close the funding gap.</p>
<p>5.19.</p>	<p><b>Answer:</b> IJ – bringing a developer in will help with this. Figures get more realistic as time goes on.</p>

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5.20.	<b>Question:</b> A Resident Panel member wished to better understand the 3 entrances onto Lincoln road?
5.21.	<b>Answer:</b> IJ - Access from original Strawberry Hall Lane entrance and new access onto Lincoln road itself. Top entrance (BCC entrance) – is just for construction for first phase. Council will look at access from Brunel Drive for construction.
<b>6 Any other business</b>	None.
<b>7 Date of next meeting</b>	This will be arranged for February and will consider Planning Application consultation feedback.

**Carried forward outstanding actions from previous Panel meetings:**

**Actions outstanding from the 1<sup>st</sup> August Panel Meeting**

Ref	issue	Responsible/Status
4.8.	Information on success of CCTV cameras	<b>ACTION RM</b> – to speak to Community Safety Team again following further discussion at 10/10/18 Panel and 7/11/18 Panel

**Actions outstanding from the 10<sup>th</sup> October Panel Meeting**

Ref	Issue	Responsible/Status
5.39	New Build Figures: This information was included in HTAs Masterplan presentation to Panel of 7/11/18. Figures slightly revised for the Planning application.	<b>IJ</b> – Will update at 12 <sup>th</sup> December Panel meeting.
5.41	Rehousing figures: will be available for December Panel meeting.	<b>IJ</b> - Will update the 12 <sup>th</sup> December Panel meeting.
6.14	A <b>rent?</b> comparison on new builds and current properties will be undertaken and fully explained.	<b>ACTION RM</b> Will aim to have these for a Panel meeting early 2019.

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Actions outstanding from 7<sup>th</sup> November Panel Meeting

Ref	issue	Responsible/Status
2.3 from 7/11/18 meeting. 4.8 from 1/8/18 meeting	CCTV cameras – residents requests for confirmation and information following ongoing concerns.	<b>ACTION RM</b> – to speak again to community safety team and update Panel if/when information made available.

Actions from this meeting, 12<sup>th</sup> December 2018

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4.7.	The Council is proposing to <b>send the demolition notices, covering letter and FAQs</b> out in the New Year – first or second week in January.	<b>N&amp;SDC</b>
4.26.	Council will <b>send out a letter to everyone to explain that the planning application has gone in and that initial demolition notices will be being sent out</b> in the new year. This will be received by residents before Christmas.	<b>N&amp;SDC</b>
4.30.	N&SH to provide up to date <b>database of Polish and Lithuanian speakers</b> to N&SDC so that the letter pre Xmas and the demolition notices can include a paragraph offering translation accordingly.	<b>N&amp;SH</b>
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4.33.	N&SDC to arrange <b>translation of a simple paragraph at the beginning of the letter(s)</b> once list of addresses provided by	<b>N&amp;SDC</b>



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	JM	
<b>5.7.</b>	Council and Campbell Tickell are going to talk to the business owner to see if there is anything that can be done about the <b>noise</b> to avoid changing the masterplan ultimately.	<b>Completed.</b> <b>Update will be provided at next meeting.</b>
<b>5.10.</b>	Council to arrange for <b>Ward Councillor briefing</b> , if needed.	<b>N&amp;SDC</b>