

Four Courts Steering Group Minutes

Meeting Date:	Thursday 21 August 2025
Meeting Time:	1 – 3 pm
Meeting Format / Location:	Four Courts Community Centre, Small Room

Present

Roosevelt – 1 attendee
 Bevin – 1 attendee
 Kennedy – 4 attendees
 Churchill – 2 attendees.

Southern Housing Attendees

Name	Job Title	(Initials)
Lis Rodrigues	Director of Regeneration and Strategic Projects	LR
John Gibbons	Head of Procurement	JG
Emilie Kemsley	Procurement Business Partner	EK
Ellie Boulton	Resident Recruitment and Development Lead	EB
Jason Bechtle	Project Manager	JB

No.	Summary of meeting notes	Action
1.	Welcome and introductions	
	<p>The Chair opened the meeting, noted absences and invited introductions.</p> <p>Residents shared their names and blocks; Southern Housing (SH) colleagues introduced themselves.</p> <p>The Chair Reminded attendees of confidentiality agreement and declaration of interest.</p> <p>Two members signed the agreements as they were not at the last meeting.</p>	
2.	Approval of previous minutes	
	<p>Minutes from 19 June were reviewed and approved.</p> <p>The Actions from the previous meeting were reviewed:</p> <p>2. Confidentiality agreements sent out - COMPLETED</p> <p>4. Chair shared email – COMPLETED</p> <p>5. Declaration of interest sent out - COMPLETED</p> <p>6. Procurement Team Invitation - COMPLETED</p> <p>7.1 Invite colleagues for Resettlement Team to future meeting.</p> <p>Resettlement Team to attend September meeting – COMPLETED.</p>	

	<p>A member queried how the removal company was selected. JG gave overview of procurement process where pricing was received from five or six companies and Express and Griffin were selected.</p> <p>There was a question about whether all companies had insurance and asked if feedback was being collected. LR stated that the Resettlement team are collecting case studies.</p> <p>The Chair asked if residents could choose their own company for removal. ACTION: Follow up with Resettlement Team</p> <p>A Member explained that when she moved in the lifts were bigger and is worried her furniture will not be able to fit anymore. emergency. ACTION: Resettlement to advise if the removal of panels in the lift as part of emergency procedures was suitable.</p> <p>A member queried when the drop-in sessions were as they had not seen information about it. LR explained that it is within the newsletters and that the next one is on the 02.09.2025.</p> <p>7.2 Invite former residents to come and speak – The Vice Chair was asked to consider if they knew of any residents that could be invited, as they are based in Bevin Court. – ONGOING</p> <p>A member queried what would happen if a member from HASHTA was invited. The group agreed that members need to agree any future invitations to the meeting. - Decision</p> <p>The Chair attended a HASHTA meeting on Monday to build bridges.</p> <p>The Chair would like to encourage more diversity in the group and consider how this can be achieved when speaking to other residents. The Chair also stated that the FCSG needed to address the general concerns of residents of Four Courts to build trust, because residents are coming to Steering Group Members with their concerns. LR explained that the FCSG is not just about the regeneration project, but also about addressing estate wide management issues. The group felt that this hadn't been made clear. The Chair suggested that a subgroup could be formed and meetings held in the evening to widen membership.</p> <p>A member brought up the confidentiality agreement if they are to represent tenants with issues that are not regeneration and how it applies to asking other residents about what they pay for service charge. LR reiterated that discussions like this are important to bring to this forum and stressed the importance of the members of the FCSG reaching out to residents. ACTION: EB to investigate inviting a colleague to speak to the group about service charges.</p> <p>8. Roadmap to be clear – LR explained the roadmap is included in the latest newsletter going out at the end of the month (August). – COMPLETED</p>	<p>EB/LR</p> <p>EB</p> <p>EB</p>
--	--	---

	<p>A member raised a concern that is shared with other residents across the Four Courts that Southern Housing are going to house illegal immigrants in the vacant properties in Bevin and possibly in other blocks and that the buildings were condemned. LR explained that Southern Housing would not be housing anyone in any of the empty properties at Bevin and Roosevelt Court, as these will remain empty until demolition ACTION: Member who raised the query about Bevin Court being used to house illegal immigrants to find source of information.</p> <p>9. Can residents see companies on the procurement frameworks? LR printed out and shared. – COMPLETED</p> <p>10. Date time and venue of Workshop for resident involvement in the procurement booked for Thursday 31 Jul between 1-3pm in the small room of the community centre (usual venue) – COMPLETED</p> <p>11.1 Group decided that it is not necessary for Southern Housing ASB Team member to come to the next meeting to discuss security concerns of scaffolding as incidents should be referred to the police and the scaffolding is to be removed soon - COMPLETED</p> <p>11.2 Southern Housing to report on the debris left on Bevin Court – EB provided confirmation from the Building Safety Contract Manager that any debris left on Bevin Court posed no impact on health and safety of residents and it is purely cosmetic. - COMPLETED</p> <p>The Chair queried whether the build-up of rubbish at ground floor by the contractor would be removed when the scaffolding is removed. ACTION: Member agreed to inspect the ground once the scaffolding has been removed.</p> <p>The Chair raised a query around the bedbug treatment as they heard from another resident that they were told by Southern Housing Contact Centre that they would have to pay for the treatment themselves. Repairs are giving the correct information ACTION: EB to correct messaging with contact centre around payment for bedbug treatment.</p> <p>The Chair stated that the answering machine for the line states: “We are improving our message system in 2024”. ACTION: EB to correct messaging with contact centre for their answering machine.</p>	<p>EB/LR</p> <p>EB/LR</p>
3.	Project Updates	
	<p>LR explained that the project is at the procurement stage which is why JG and EK have attended to explain the procurement process. The Expression of Interest (EOI) is to be submitted this week and the full tender process starts the first week of September.</p> <p>Resettlement update: LR explained there have been 23 moves so far from Bevin, 10 residents have viewed and accepted properties. Other residents have been matched to vacant properties and the process is ongoing. Resettlement programme is on track.</p>	

	<p>A member asked if a resident of Kennedy or Churchill get sick can they move early. LR explained that it will not be part of the regeneration process and that the normal management move process would apply. LR shared the printout of the red line boundary.</p>	
4.	<p>Presentation on Procurement</p> <p>JG and Emily gave a presentation on procurement and how their team helps Southern Housing deliver its objectives while ensuring value for money and how to abide by the procurement regulations.</p> <p>The Chair asked if the cheapest price will be selected. JG explained that for each selection there is a quality element and price element. These are weighted equally so the cheapest price does not win.</p> <p>JG Stressed that suppliers should not speak to residents during the tender period.</p> <p>The role of the FCSG will be to scrutinise the commentary from Southern Housing members on supplier's submissions. The number of evaluations to be scrutinised by the group is to be decided.</p> <p>LR explained that internally there are three groups evaluating each discipline.</p> <p>A member asked what happens if we do not like the evaluation. JG explained that we would then do it again until they were happy.</p> <p>A member stated that a supplier could give a good submission but would not be able to deliver. JG explained that there are mechanisms within the contract that allow Southern Housing to terminate if a supplier is not performing. EK explained that whatever is within the submission forms part of the contract, and they will be bound to do what they say. The Chair requested that the process is explained for selecting the evaluations that are scrutinised by the group once it has been decided. ACTION: LR, JG, and EK to finalise FCSG scope for scrutinising the tender of evaluations.</p> <p>A member queried if Southern Housing were to develop all of the red area on the printout. LR explained that the red area is what Southern Housing own and although it is therefore the potential area for regeneration, some areas will not be developable.</p> <p>The Chair raised a point that the funding for the project has not been secured but Southern Housing are willing to pay for architects and consultants now. LR explained that this was normal practice for any development project across the sector.</p> <p>A member asked when planning is to be submitted and LR explained it to be at the end of 2026.</p>	LR, JG, EK

	<p>A member stated that too many acronyms were being used. The Southern Housing attendees apologised and explained that RP means Registered Provider and GLA is the Greater London Authority.</p> <p>A member asked what would happen if we don't get planning permission and residents have moved out for nothing. LR explained that Regeneration Team will work with the Planners through multiple pre-application meetings. At these meetings the planners will give feedback on the design and what needs to be amended etc. When we submit planning, we expect to achieve consent as it will have been through many feedback stages and will meet the requirements of planning policy.</p> <p>A member expressed frustration that they felt that because they did not fully understand the development processes, they do not have the confidence that Southern Housing is projecting. A member commented that until there are designs that it is difficult to have meaningful input. LR stated that once the architects are in place the FCSG can be involved with the design.</p> <p>The Chair requested that the final questions that the FCSG produced that were used in the tender should be shared with the group. ACTION: JG to share the final set of FCSG questions used in the tender once confirmed.</p>	JG
5.	Items future FCSG meetings and training opportunities	
	<p>The group agreed invitees for later FCSG meetings</p> <ul style="list-style-type: none"> Resettlement team to join the September meeting and not ASB team – Decision MP Helena Dollimore to be invited. - Decision <p>ACTION: LR to draft letter inviting MP Helena Dollimore to the FCSG for The Chair to send.</p>	LR
6.	Resident feedback and concerns	
	<p>The hire of the community hub was discussed. The member queried why parties were not allowed in the community centre and church celebrations were. ACTION: EB to clarify how the FCSG can influence the use of the new community centre as part of the regeneration.</p>	EB
7.	Community engagement and communication	
	<p>Newsletter frequency was agreed to stay once a month. LR asked if the FCSG would like to give updates in the newsletter. The Chair and the group agreed that there is not enough to update now but may be something to consider later. - Decision</p> <p>LR reiterated that if the FCSG had anything they would like to include in the Newsletter to get in touch.</p>	
8.	Any Other Business (AOB)	

	<p>A member reiterated that the Southern Housing need to be clear that they will not be housing illegal immigrants in Bevin and that there is little trust between the residents and Southern Housing.</p> <p>A member commented that they have never had a problem with Southern Housing and have had no complaints as their repairs are dealt with and really like events such as the Estate Day as it gives residents an opportunity to get repairs completed quickly and dispose of unwanted items in their homes.</p> <p>A member queried that the reason for the project was never fully explained, and another member stated that the way the residents were informed was devious. The brochure that residents were given stated that Southern Housing had listened to them, but they did not believe this was true. The Chair concluded that trust needs to be rebuilt, and the group agreed.</p>	
	Summary of Actions	
	<ul style="list-style-type: none"> Follow up with Resettlement on residents being able to use their own removals company Resettlement to advise if the removal of panels in the lift as part of emergency procedures was suitable Member who raised the query about Bevin Court being used to house illegal immigrants to find source of information Correct messaging with contact centre around payment of the bedbug treatment Correct messaging with contact centre for their answering machine Investigate what the position is if an older resident wanted to move from Bevin or Roosevelt to Kennedy or Churchill Finalise FCSG scope for scrutinising the tender of evaluations Share the final set of FCSG questions used in the tender once confirmed Draft letter inviting MP Helena Dollimore to the FCSG for The Chair to send Seek clarity how the FCSG can influence the use of the new community centre as part of the regeneration. 	<p>EB/LR</p> <p>EB</p> <p>EB/LR</p> <p>EB/LR</p> <p>LR</p> <p>LR, JG, EK</p> <p>JG</p> <p>LR</p> <p>EB</p>
	Summary of Decisions	
	<ul style="list-style-type: none"> Anyone invited to the group as an observer would need to be agreed by all members of the FCSG. That the Southern Housing Resettlement Team would come to the next meeting but not someone from the Anti-Social Behaviour team. That MP Helena Dollimore should be invited to attend. That the newsletter should remain monthly. 	
	Future Agenda Items	
	<ul style="list-style-type: none"> None to add. 	
	Date of next meeting	
	1pm Thursday 18 September 2025	

