



Community Consultative Committee Carlton Elgin Towers Meeting 1

OFFICIAL

Meeting agenda

Time and date	Monday 26 August 2024, 5 - 7pm
Chairperson	Katie Hall, Parliamentary Secretary for Housing
Location	Community Room at 38 Elgin Street, Carlton
Attendees	To protect privacy, names of committee members and Homes Victoria (HV) staff are not published in the agenda
Purpose	Community Consultative Committee for Elgin Towers, Carlton

#	Time	Description	Presenter
1	5:00 pm	Arrival and refreshments	Chairperson
2	5:10 pm	Welcome members and Acknowledgement of Country Housekeeping	Chairperson
3	5:15 pm	Getting to know each member	HV Staff
4	5:40 pm	Purpose of Community Consultative Committee including Code of Conduct	Chairperson
5	5:50 pm	Project update and overview of timeline	HV Staff – Project team
6	6:10 pm	BREAK	
7	6:20 pm	Engagement activity: <ul style="list-style-type: none"> • What do you want to get out of this group? • What can you bring to this group? 	HV Staff
8	6:50 pm	Evaluation and reflections	HV Staff
9	6:55 pm	Next session	Chairperson
10	7:00 pm	Close	Chairperson

Meeting Minutes

Time and date	Monday 26 August 2024, 5 pm – 7 pm
Location	Community Room - 38 Elgin Street, Carlton.
Chairperson	Katie Hall, Parliamentary Secretary for Housing
Attendees	To protect privacy, names of community members and Homes Victoria (HV) staff are not published in the minutes

1 **Opening, welcome members and Acknowledgement of Country (Chair)**

- Housekeeping and summary of agenda.
- Meetings will be recorded for accuracy of minutes and once approved, minutes of the meeting will be posted on the Homes Victoria website.

ACTION: Members agreed that meetings could be recorded and posted on the Homes Victoria website.

2 **Getting to know each member (HV staff)**

Members introduced themselves to the rest of the group, described their relationship to Elgin Towers.

They also explained why this project is important to them, including:

- Having influence in what kinds of apartments are being built
- Interest in how the buildings will be demolished and rebuilt
- Interest in the rights of renters
- Wanting public housing to stay public
- Interest in what is happening to the place they have called home, as far back as 1969
- What will the impacts be for neighbours.

3 **Purpose of Community Consultative Committee including Code of Conduct (Chair)**

The Chair explained the purpose of this Community Consultative Committee is to hold in-depth conversations with renters, stakeholders and local community members, to facilitate two-way communication to achieve best-for-project and best-for-community outcomes through the redevelopment of Elgin Towers.

The Chair explained she will share feedback from this Committee with the Minister for Housing, who wants to hear what the community thinks.

The Chair also outlined the Terms of Reference explaining the Committee will provide valuable renter, community and stakeholder perspectives on planning and initiatives to support Homes Victoria to redevelop the Elgin Towers through:

- **Collaboration with renters, community and stakeholders:** The Committee will adopt a commitment to collaboration and supporting Homes Victoria to ensure renters, community and stakeholders can be involved in the planning for new homes and precincts.
- **Providing renter, community and stakeholder perspectives to help shape redevelopment:** The Committee will provide their lived experience and perspectives to help inform and shape the redevelopment of the Elgin Towers housing site.
- **Connection to community:** The Committee will provide two-way advice and connection to their communities, to ensure the project is well-informed and able to share information with communities in and around redevelopment sites.
- **Partnership:** The Committee will help identify opportunities for partnership and collaboration that can support communities through the process of redevelopment.

The Chair explained the behaviour expected from the group, guided by a Code of conduct:

All participants in the Committee are to uphold the following ground rules:

- Treat each other with dignity, respect, and kindness.
- Attend all meetings on time and be ready.
- Embrace diversity, equity, and inclusion.
- Value everyone's opinion and ideas.
- Encourage participation from all participants in the meeting.
- Listen to understand – let people finish their thoughts and try not to interrupt each other.
- Use plain English or simple language or use an interpreter to support participation.
- Ask for help when necessary and support each other.
- Respect privacy and confidentiality.
- Consider how to represent the views of all renters and participants.

The Chair explained that any serious contravention of this Code of Conduct may result in the Chair suspending membership.

HV Manager of Communications and Engagement, Homes Victoria asked members to contact her directly if they needed more information about the Code of Conduct

Action: Members agreed to the Code of Conduct, adding 2 more actions to this group's code:

- Respect each other's personal space
- Speak loudly and clearly so everyone can hear.

4 **Project update and overview of timeline (HV Staff - Project Manager, Homes Victoria)**

HV Project manager outlined the timeline for the Elgin Towers redevelopment:

- The towers will take approximately four years to demolish and rebuild
- Safety fencing will be put up around the two towers within the next couple of weeks and Will stay in place until building is complete
- Workers will be on site within a couple of weeks scoping the project and conducting tests on soil and materials prior to work starting
- Careful, floor by floor demolition of the buildings will commence next year
- Updates on progress will be given at each CCC meeting
- Rebuilding the towers is expected to be completed in 2028, when tenants will move in.

Committee members asked the following questions:

Question: There will be a lot of dust, what can we expect?

Answer: Construction creates dust. We will try to minimise dust at all stages of the demolition and building, using safe and proven techniques

Question: The Redbricks are very close to other buildings, what about the noise?

Answer: There will be disruptions and at times disruptive noise. We will keep to regulated times of work to minimise disturbance for neighbours.

Question: If dust, noise and other disruptions are excessive, will there be a number or someone to contact?

Answer: Yes, a dedicated service will be in place to assist with these issues if they occur.

Question: What if residents are badly affected by dust or other impacts of the demolition and building?

Answer: The dedicated service we put in place will also be able to assist with those issues.

Question: Will the demolition involve explosives?

Answer: No explosives will be used in the demolition the building will be carefully dismantled floor by floor.

Question: Is there asbestos in the redbrick buildings?

Answer: It is likely in a building of this age, but it will be handled and processed according to certified work safe practices.

Question: Will the tower interiors and exteriors be documented/photographed before they are demolished?

Answer: Both the interiors and exteriors of the buildings have been recorded and archived. The process of demolition and rebuilding will also be documented.

Action: The Chair recommended that resources created by Homes Victoria for residents and neighbours to deal with construction issues should be in language and suggested this Committee could assist.

5 **Engagement activity:**

- What do you want to get out of this group?

- Understanding of the project
- Best housing outcome for renters
- Engage in the process
- What can you bring to this group?
 - Share history of the area – local perspectives
 - Lived experience
 - Voice for renters
 - Community networks and connections – representing a diversity of renters and their experiences

6 **Evaluation and reflections**

Committee members provided feedback on the meeting and responded with a number rating from 0=10/ Most members rated it positive and some rate neutral (N=6 scored 8-10 and N=2 scored 5-7).

Members asked for break time to be the same time as prayer time and asked for a schedule of future meeting times.

7 **Next session:** 28th October 2024

Action: Chair and Committee agreed that future meetings should have a later start time of 5.30 pm and finish time of 7:00 pm.

8 **Chair thanked the Committee for their time and contributions.**

6.45 pm Close