



Minutes of the 4EF Meeting

Wednesday 22nd May 2019

Present

Residents: Pam, Arthur, Glen, Deidre, Maggie, Jackie, Eliza, Maureen, Roy, Ahmed

OHG:

Advisor: Mike

Apologies: Candida, Heidi, Jill, Danny, Lesley, Kim, Fabian, Jenny, Juliet

Minutes – agreed

Advisor's Report – see attached

1. Alice Shepherd has no structural problems so could be refurbished if residents wanted.
2. Oak has an empty flat and so there can be an intrusive investigation.
3. OH is happy to let residents have the Asbestos survey report.
4. Steering Groups are still waiting for a revised draft time-line to show what will happen in what order and with a possible time frame.
5. Resident Charter Questions – Paul has sent a draft of the answers to Mike and these are being revised and edited at the moment. They may be available for discussion at the next meeting.
6. The 4EF can explore the range of deals that have been available to London Leaseholders and Tenants to make sure the Steering Groups have all the information they need to make a decision about the deal they are offered.
7. The Camden Option appraisal is being done with a scoring system of priorities so the 4EF and SGs need to make sure we are all engaged in making sure our scoring matrices reflect residents' values, or just those of OH.
8. The Camden resident advisor is the same advisor helping Bellamy Close and Byng st.

SCS Survey Questions

9. Another 6 questions have been answered.
10. Mike will circulate the updated SCS document

11. Some of the answers refer to loss of records and documents which is concerning – how can we depend on any information about current proposals and maintenance /capital /major works if important records are not securely secured and accessible. How is this being addressed?

Meeting with Steering Groups

12. After the RAs are in post we will ask the SG's if they want to meet. They should all be in post by the end of June.

AOB

13. Joint Ventures – should we ask OH to rule this out as an option?
14. There are concerns that our land would be used to generate profits for private enterprises when this may not be necessary.
15. Sometimes having the flexibility of the experience or resources of another developer can have advantages.
16. While in principle we would like to maximise the amount of social housing and hopefully OH would be developing the expertise in house to manage projects like these, there may be circumstances where some flexibility may be advantageous.

AOB

17. OH has been approaching Leaseholders in the “Conversation” Blocks about purchasing their properties so OH can reduce its costs when buying out leaseholders in the event of a redevelopment.
18. Other suggestions for consideration:
19. Residents could be involved in the building work – eg self build project
20. Resident Steering groups could appoint and be responsible for the Clerk of Works to ensure that work is done to a good standard.

Next agenda

Resident Charter Questions

Camden Option Appraisal (and Matrix)



Report of the Independent Advisor

22nd May 2019

Residents' Meetings

I have attended the following meetings since my last report:

- St Johns Leaseholders Association
- Alice Shepherd House & Oak House Resident Steering Group
- Kedge House, Starboard Way and Winch House Residents Steering Group
- Kingsbridge Estate Residents Steering Group

Other Meetings

I have had meetings with:

- LBTH Officers
- OHG Officers

Alice Shepherd & Oak Houses

The Resident Steering Group met on 29th April 2019. They have:

- Held the first meeting with TPAS present as their Independent Residents Adviser
- Received an update on the home visits for the one to one surveys undertaken by OHG staff:
 - 63 surveys are complete
 - 53 from Alice Shepherd House
 - 10 from Oak House
 - An additional 2 residents (from Alice Shepherd House) refused
 - 2 properties omitted from survey because they are empty.
 - OHG have therefore made contact with a total of 65 households out of a possible 82 which equates to a 79% response rate.

Next month's meeting will receive the draft report on the surveys.

- In response to the concerns raised last month on why these blocks were chosen for a "conversation", Bob Forrest who undertook the Stock Condition Survey attended. Residents of Alice Shepherd House were concerned how the refurbishment options would be able to be considered if they were of such poor stock. Bob Forrest confirmed that the intrusive surveys they undertook show that the structure of Alice Shepherd House is structurally sound and as such there is no reason why the residents could not proceed with drawing up of options to refurbish the block. As no such intrusive surveys have been undertaken at Oak House and there are real bad damp issues, residents asked OHG to undertake further surveys at Oak House.
- Residents want an update from OHG on the responses to the resident charter questions that need to be answered. Residents present understood that some of the responses can only be dealt with once options have been developed but others could be. It is the basic key questions that need to be responded to because other residents in the block are asking RSG members about this. OHG to be asked to commence responding to the questions.



Report of the Independent Advisor

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- Residents were given the Asbestos surveys for the blocks that they had requested at the previous meeting.
- A newsletter has gone out from the TRA updating residents on the latest situation that can be found on the 4EF website.

This Resident Steering Group meet on the 4th Monday of every month.

Kedge, Starboard & Winch

The Resident Steering Group met on 2nd May 2019. They have:

- Set the interview dates for the Independent Resident Adviser as Thursday 23rd May 2019.
- The RSG have received an update and OHG confirmed that they have spoken to 58 residents as follows:
 - 56 residents have been interviewed
 - 2 residents have refused
 - 2 properties were empty at the time of the survey

This equates to a 83% response rate. The final report will be considered at the next meeting.

- OHG are still to produce a draft time line for the project
- OHG were asked about the 2 void properties, as residents were concerned that:
 - If they are re-let, were the new residents briefed about the conversation going on about the future of the blocks
 - They could be used as temporary accommodation until a decision was made as this could mean that the blocks were easier to be decanted if the residents vote for a redevelopment option and therefore this could aid the swifter re-provision of new homes on the site.

OHG were asked to update the RSG on these points at the next meeting.

- A newsletter has gone out from the TRA updating residents on the latest situation that can be found on the 4EF website.

This Resident Steering Group are meeting on the 1st Thursday of every month.

Kingsbridge

The Resident Steering Group met on 12th May 2019. They have:

- Agreed the panel to carry out the Independent Resident Adviser Interviews.
- Agreed to send OHG the Resident Charter Interviews and to look at some potential questions on commonhold.
- Agreed that with regard to the starting the conversation survey:
 - Residents will feed back to either MT or LP on the survey by 31st May 2019
 - MT to draft a newsletter that will go out to all residents prior to the survey going out.
 - OHG will arrange for the survey to go out to residents with the letter advising residents that they will be contacted to make an appointment to complete it.
 - Residents can complete the survey themselves if they do not have time for an appointment.

This Resident Steering Group are meeting on the 2nd Wednesday of every month.



Report of the Independent Advisor

22nd May 2019

Resident Charter Questions

The questions have now been put to OHG by all three Resident Steering Groups. Paul Handley has produced a draft response which I am reviewing so that I can challenge as to whether the questions have been responded to before they are issued to the RSGs.

Stock Condition Survey

I have not received the outstanding Stock Condition Survey questions from OHG.

Website

The website is being revised after each meeting of the Resident Steering Groups so that it is keeping residents in the three conversation areas informed.

The statistics from the website showing the number of visitors this month so far (540 as of 21st May 2019) remains high. I have given more details showing that the average visitors per month this year, is double that from 2017. Presumably it remains high as the website acts as a repository for each of the Resident Steering Groups.

2017	VISITORS	2018	VISITORS	2019	VISITORS
January 2017	n/a	January 2018	292	January 2019	619
February 2017	237	February 2018	514	February 2019	791
March 2017	189	March 2018	857	March 2019	881
April 2017	202	April 2018	502	April 2019	824
May 2017	627	May 2018	409	May 2019	540
June 2017	236	June 2018	371	June 2019	
July 2017	442	July 2018	354	July 2019	
August 2017	333	August 2018	381	August 2019	
September 2017	428	September 2018	398	September 2019	
October 2017	386	October 2018	663	October 2019	
November 2017	336	November 2018	619	November 2019	
December 2017	333	December 2018	461	December 2019	
Total	3749	Total	5821	Total	3611
Average	341	Average	485	Average	722

Non Resident Leaseholders

There were no enquiries from non-resident leaseholders this month.

Mike

Michael Tyrrell

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