



## Minutes of the 4EF Meeting

Wednesday 25.9. 2019

### Present

Residents: Jill, Pam, Arthur, Ahmed, Glen, Jackie, Eliza, Roy, Deidre

OHG:

Advisor: Mike

Apologies: Candida, Lesley, Kim, Maureen, Heidi, Maggie, Juliet, Jenny, Fabian, Danny,

### 1. Minutes – agreed with the following changes to items:

25 – to be changed to “A copy of the appraisal scoring system used in the Camden Goods Yard regeneration scheme is attached in Appendix 2. OHG are likely to use this as a starting point to assess options but did not say exactly the same model will be imposed.”

28 – add: “and that this reduces number of affordable properties” and to refer to Glen’s notes following for more detail.

29 – to add “refer to details in Glen’s notes”

The issues about the JV will be discussed with Richard at the next meeting.

Has OH got the staff to manage a project without a JV?

### Advisor’s Report – see attached

2. Mike will circulate the summaries of the approved architect profiles. They have different strengths. Mike
3. Resident advisors need to train their steering groups in the London Design Guide (LDG). Mike has information available to support this and will share this with us. However beware that the LDG may well increase Service Charges because of extra lifts etc. Mike
4. Are OH regen survey door knockers going to be knocking on absentee landlord/private tenant doors?
5. Kedge, SW and Winch are ahead of other groups in their process and have appointed architects.

In order to consider a refurbishment the SG need to know the state of the structure etc. Does it have a “raft foundation”? ARUP are appointed structural engineers. Structural reinforcements on the Barley Mow are very expensive per property.

6. Kingsbridge – there is a questionnaire script agreed by the SG so everyone gets the same inputs and prompts. Mike will circulate this. Mike
7. Mike will also circulate the Teviot Offer Document Mike
8. Estate problems with OHG maintenance and management issues that are brought up at SG meetings are taken to the appropriate OH officers by the regeneration team. However these issues are not getting resolved and there is a lot of frustration about the different departments not responding. This undermines residents' trust in OH and its competence to carry out a regeneration effectively.

### **Future Meetings**

9. Richard Hill has agreed to come to the next meeting. We will send some questions in advance so he has a chance to collect the appropriate information: land values, JV, resident owners. Glen

Glen will resend the questions he drafted for Paul.

Other issues that may be discussed with Richard:

- Update on the new IT system
- New Board/Panel structure

10. We will circulate a sheet for members to add questions for Richard. Arthur
11. What is the role of the 4EF? The influence is with the SGs now, and maybe they should have a forum where they can coordinate their information or play a more significant role in the 4EF or replace it with a group that fulfils their needs.
- Who would take over the role of holding OH to account.
  - Who would disseminate and collect the information if we did not do it?
  - Should we work more closely with the steering groups?
  - How do we involve steering group members?
12. Communication and information sharing is important.
13. The 4EF does bringing the 4 estates together and let's residents get the bigger picture re. regeneration.
14. What would appeal to the SGs? We ask them what they would like from a 4EF that they needed and wanted to be a part of.
15. At the AGM we were planning to have the all the steering groups together.
16. Maybe we will hold only Quarterly meetings following the AGM

17. October Richard
18. November – discuss new 4EF format and role.
19. December - independent advisors and steering groups before AGM
20. Revise constitution to include Steering Gp members.

**AOB**

21. The 4EF sends its condolences to Maggie and our deepest sympathy will send flowers
22. St Johns Leaseholders is having Richard to its meeting on 14.10.19.