



Minutes of the 4EF Meeting

Wednesday 23rd October 2019

Present

Residents: Candida, , Jill, Pam, Arthur, Ahmed, Deidre, Jackie, Eliza, Jackie, Deidre Jenny,

Advisor: Mike

Apologies: Glen, Kim, Heidi, Lesley, Maggie, Danny, Roy, Juliet,

Minutes – agreed

Advisor's Report – see attached

Discussions arising from report:

1. Alice Shepherd Fire – residents chose not to abide by the “stay put” instruction so this lack of confidence in Fire safety needs to be addressed by housing groups. The fire did not spread from the flat where it began, was contained effectively, and the integrity of the fire containment design seems to have been sound.
2. Kedge/SW/Winch – all residents so far have said they are not for keeping the block so does this need to be considered as an option.
3. Mike has organised a workshop for landlords the discuss the panel construction pros and cons used by buildings like Kedge.
4. Bedsits are not often being included in regeneration plans: Is there still a need for them? Housing benefit will only be available for some single people for this type of property. This will be an issue for the planning agreement.
5. There are serious concern about OH not dealing with management and maintenance problems brought up at Steering Gp meetings. This is seriously undermining resident confidence in OH.
6. PRP Architects' Display Boards – PRP have been chosen by both SGs as they have performed best at the interviews.
7. Kingsbridge - The summary of residents views collected in the questionnaires was agreed by the Resident Project Group (RPG) so it was not just OH deciding what was said, and it was checked by Mike with the original surveys.
8. There are no indications that OH is considering any other projects on the 4 estates other than these 3 projects, Bellamy Close/Byng St, and Kelson Fire safety works.
9. **SCS Q&As** – there have been no more answers and it is unlikely that there will be any more progress on this. Hopefully there will be another SCS in a couple of years as it is good practice to carry them out every 5 years.

To be
brought
up at RH
meeting

10. In the SCS did Hunters come up with all the problems of water penetration that seem to be issues in a number of properties? If these problems were/have been identified, does OH have a plan to address them?

Mike

11. **JV or No JV?** -When the regeneration Options are chosen by the steering groups for appraisal and voting, it needs to be up to OH to find the ways to accomplish the chosen options rather than the residents dictating what and how they should be achieved. There may be questions about the option's viability and OH's ability to do this independently. If OH did want to go down a JV route they will need to address residents concerns about this and build their confidence before they are voted on.

12. How do we influence OH in trying to make it more accountable – especially if they are reluctant to be more so?

13. **Draft Newsletter** – agreed to send this out

Should the Structure of the 4EF be changed?

14. Possible consideration - should 2 Estate representatives out of the 4 be allocated to steering group members? Should the 4EF meet less frequently?

15. The 4EF role is to keep an overview of the 4 estates and ensuring OH is kept accountable and it feels it is doing this successfully.

16. The 4EF is important to keep on eye on the big picture and be available for when it is needed. It is also monitoring the whole of each of the estates, not just the 3 current projects.

17. We will invite the Steering Groups to send a representative if they wish.

Mike at
SG
meetings

18. Some 4EF members have really felt empowered and informed by attending the meetings and feel that it is a valuable group.

19. The 4EF will keep its regular monthly date in the calendar (4th Wednesday of the month) but if there is nothing pressing on the agenda, it may miss a month.

20. **Next meeting (4.12.19):** OHG CEO Richard Hill will be attending the next meeting on 4th December. Christmas refreshments will be available at that meeting.

If there are any questions for Richard that may need some prior notice to collect the appropriate information, please email them to the Secretary.

21. The AGM will be the January meeting. We will invite all steering group members to attend the AGM.



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Residents' Meetings

I have attended the following meetings since my last report:

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

Other Meetings

I have had meetings with:

- None

Alice Shepherd House & Oak House Resident Steering Group

The Resident Steering Group met on 23rd September 2019. They:

- Received an update on the surveys being undertaken to help develop the options for the blocks. The measured site surveys, Revit surveys, drainage surveys and topographical surveys have been completed.
- Briefs are being completed for the appointment of both cost consultants and planning consultants.
- Received a short paper outlining the six architectural practices which are to be interviewed by the RSG on 30th September.
- There was a discussion about the next step following the appointment of architects regarding an open exhibition for all residents. It was agreed that this should be held in mid November (a weekday and a Saturday) with the successful architects invited to the October meeting of the RSG.

On 30th September 2019, four of the Resident Steering Group Members interviewed six architects to work with them on developing the range of options. It was close, and after asking some follow up questions after the interview, PRP were chosen.

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

Kedge, Starboard & Winch Resident Steering Group

The Resident Steering Group met on 3rd October 2019. They:

- Were advised that there has been a delay in the appointment by OHG to appoint a structural engineer to look at whether it is worthwhile drawing up options for refurbishing Kedge House given that it may need major structural works like the sister blocks in Limehouse and Peckham.



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- Were advised that the tree surveys had been completed and that there were no tree preservation orders.
- Agreed some tentative dates for further drop in events at the end of November to look at the emerging draft options for the blocks.
- Continue to have concerns that they cannot Trust OHG as they have raised a number of housing management and repairs issues for the blocks that remain outstanding. I had to accompany one of them who has been suffering from terrible leaks and fortunately we have now got OHG to award her an emergency decant status.

Drop in events for residents to meet their architects PRP were held on Thursday 10th October 2019 and Saturday 12th October 2019 to talk about what they would like to come out of the first options that are to be developed. They were well attended and the boards that were on display are on the 4EF website.

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

Kingsbridge Resident Steering Group

The Resident Steering Group met on 9th October 2019. They:

- Noted that Danny resigned as Chair and hoped that he would stay on the RSG as his input was invaluable.
- Received an update on the joint visits one to one by OHG and the ITLA and on the drop in sessions for residents to meet with OHG and the ITLA held on on Saturday 28th September 2019 and Wednesday 9th October 2019.
- Agreed for Glenn to do a presentation at the next meeting on JVs.
- Discussed the timing of the RSG discussing the architectural brief, and that it should not be issued until the completion of the surveys so that the residents views are included.

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

Non Resident Leaseholders

There was only one enquiry from a non-resident leaseholder this month. Really interesting, is there a new practice of someone renting a flat privately and the sub letting rooms off to create a HMO.

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. It has been changed in the last month so that it now includes the boards from consultation events.

The statistics from the website showing the number of visitors this month slowing down. I think this is because this is the first month without any responses to architect tenders or architect interviews



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taking place. The website acts as a repository for each of the Resident Steering Groups. This is not only of benefit to residents, but also for the firms bidding for the Architect roles.

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	1,037
June 2017	236	June 2018	371	June 2019	1,113
July 2017	442	July 2018	354	July 2019	1,542
August 2017	333	August 2018	381	August 2019	1,032
September 2017	428	September 2018	398	September 2019	980
October 2017	386	October 2018	663	October 2019	442
November 2017	336	November 2018	619	November 2019	
December 2017	333	December 2018	461	December 2019	
Total	3,749	Total	5,821	Total	9,261
Average	341	Average	485	Average	926

Mike

Michael Tyrrell

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