

Alice Shepherd House & Oak House Resident Project Team Meeting

Monday, 27 March 2023

St John's Community Centre, Glengall Grove, E14

Attendance

Residents:

Jane McGregor [JM]
Nadia Mehmood [NM]
Ashley Lowther [AL]
Sharon Holmes [SH]

Others:

Soundous Serroukh – One Housing, Regeneration Officer (SS)
Sofia Chekdouf – One Housing, Regeneration Co-ordinator [SC] – via Zoom.
Leila Arefani – One Housing, Regeneration Manager [LA]
Mynul Islam – One Housing [MI] – via Zoom.
Shaun Simpson – One Housing, Regeneration Officer [SSi]

Independent Tenant and Leaseholder Advisor:

Mike Tyrrell, Residents Advocate [MT]
Stephen Moore – Open Communities [SM]

1. Welcome, introductions and apologies.

- 1.1. MT took the Chair and invited all participants to introduce themselves.
- 1.2. Apologies were received from Habib and Salena, and Ray Coyle at Open Communities. MT is standing in as Chairperson for the meeting in RCs absence.

2. Minutes of RSG meeting of 27th February 2023

- 2.1. A point has been attributed to JM in error (4.16) – it should have been attributed to LA.
- 2.2. AL asked if it's possible to get the Minutes earlier to allow time for reading – one week before the meeting, if possible?

ACTION

OH to contact RC to request this.

3. Matters arising.

- 3.1. Re: 4.14 – The date has been set for 26th April. MT said a drop-in surgery will be held down at the basketball court between 2 and 6 pm with OHG, MT and RC in attendance. From 6.30 to 8 pm RC and MT will hold a meeting for all residents in a marquee without OHG present.
- 3.2. AL said they had asked for a collective meeting for all residents, so if some of them come down during the daytime session, why would they come back in the evening? MT said that what he would want from the meeting are questions and concerns

from residents so that Ray can get from One Housing is a response to every question that is asked, Therefore any issues raised earlier can be added into that and everyone gets to see the responses.

- 3.3. LA said she thought it would be a good idea to put out a newsletter straight after the event with the answers to the main questions, plus timescales for the project.
- 3.4. JM asked when residents will be told about the event. LA said they will start promoting it with posters and newsletters from the week commencing 17th April.
- 3.5. MT asked for a draft of the newsletter following the meeting to be circulated to RSG members a week before it's published.

Action

OHG to provide the RSG with a draft of the newsletter

3.6. Actions list from the Minutes:

AP 1. LA confirmed they have sourced furniture for No. 31 Alice Shepherd and are collecting it this week. It should be ready at the start of next week at the latest.

ACTION

RC to provide opening times of drop-in sessions.

- 3.7. **AP 4.** Re: newsletter becoming more regular. LA said once things start happening and there is more to say, we can start producing them more often. JM said it should be at least one per month to keep people in the loop and remind them of what's planned. NM said if residents have any questions, regular newsletters reminds them to ask.
- 3.8. **AP 6, 7 and 8** – completed.
- 3.9. **AP 9.** LA said this is an Action Point on an as-and when and case-by-case basis.

4. Update from OHG and Qs from residents.

4.1 Appointment of JV Partner

LA said there is a two-stage process; Stage 1 has closed – that was the Expression of Interest (EOI). They had 8 companies submit EOIs, which is a good turnout. They are starting to go through the shortlisting this week – it is a 4-week shortlisting process. There will be between 3 and 5 shortlisted depending on how good they are. Then there will be a full bid, which includes the interview with residents. They expect the interview section to take place some time in May, and the estate walkabout will be within a week of the interviews. There will be a level of flexibility on these dates as there are three Bank Holidays and school half term holidays as well. Once they know how many are shortlisted, they will liaise with the companies and RSG residents to establish availability. NM said they could always do the interviews in June if necessary.

4.2 Housing Needs Visits Report

LA said the visits are done; they did the programme that was agreed previously. There are a handful of people who haven't responded yet. There are 68 tenants in Alice Shepherd House and Oak House, and 53 have been completed. All 9 in Oak

House have been completed so the outstanding tenants are all in Alice Shepherd House.

- 4.3 MT said could OH provide the RSG with the overview of the rehousing needs from the visits as on two other Phase 1 developments the landlord concerned has not re-provided the new homes to meet residents need. By sharing the outcome with residents, residents can keep a check on the phase one plans to ensure it meets the needs of existing residents.
- 4.4 MT went on to report that the new rules requiring a second staircase in high rise blocks means architects are having to revise existing plans to squeeze the 2nd staircase in and this has delayed schemes meaning that some landlords have returned their funding to the GLA are overflowing with money and you can grab extra funds at the moment.
- 4.5 MT said the 4 Estates Forum wrote to the CEO of Riverside and asked her how she's going to cope with current financial pressures and deliver the scheme? She got back to the 4 Estates Forum and met them within two weeks; She said Riverside have reviewed their commitments on new homes and they are not pursuing opportunities like buying properties from other developers or any speculative opportunities because they are committed to the four regeneration schemes on the Isle of Dogs, and two others elsewhere, and are looking to the GLA to get more money to make these things happen.
- 4.6 Re: Reprovision needs – LA said they can come to the next meeting with some statistics, such as how many households are 1, 2, and 3-bed. At the Tiller Road project they have been telling the designers 'This is what we have got to fit in', and that's what they have been telling the architects here. Their aim here is to fit everyone in in the first phase.

ACTION

A summary of the Housing Needs Assessment to be provided for the next meeting.

- 4.7 JM said that wherever the linear block is built, that is where she will want to go. But the whole thing is so complicated. MT said the message from residents on the walkabout with the potential JV partners should be, 'We have seen two options for the linear block and we know what we want, so how are you going to deliver it?'

Landlord Offer Monitoring Report

- 4.8 LA said there is a list of all the promises for ease of reference. MT said could OH start getting the tracker filled in every month so the RSG know how progress is going.

Decant Guide Draft

- 4.9 MT said they are waiting for the drop-in venue to be ready for RC to organise a meeting.
- 4.10 LA said Flat 12 Oak House is the first to be decanted – they are moving out today. MT confirmed with LA that this meant there will now be a running tally of decants

reported at each RSG. LA said they will have live-in guardians to make sure the properties don't get broken into and squatted, and to prevent anti-social behaviour.

- 4.11 MT said he had raised decanting to other Riverside properties with the CEO of Riverside (Carol Matthews) and she'd said she would be more co-operative in providing options. The G15 organisation are looking at supporting tenants going through regeneration by offering cross borough moves. Robert Marcantoni, One Housing's Group Director for Development is pursuing this,

5. AOB with OHG present

- 5.1 JM queried why One Housing was recommending that residents' children cannot have a home on the estate? LA said it was Tower Hamlets policy – they say if you are splitting a household the adult children will get a higher priority than they normally would, but they get offered the first property that's available, they don't get to wait for a home on the estate. There are also different rent levels on the homes available, including Social Rent via choice-based lettings and the Government's Affordable Rent. New tenancies are set at current rents.
- 5.2 MT said the rent regime for a property transferred from the council to a housing association should always be Social Rent, not Affordable Rent. On the differing tenancies, it is generally thought that an assured tenancy isn't as good as a secure tenancy, but one of the advantages is that your rent can only go up once per year instead of several times per year.
- 5.3 AL asked who the Joint Venture was for the Red Flats, because they've heard that they will be doing this estate too? Hills are on the Teviot estate and Mount Anvil have got Tiller Rd. MT said the benefit of those developers is that they are privately owned, family businesses and you know exactly who you're dealing with. There are 8 bids for Alice Shepherd and Oak House, but it has not been decided yet.
- 5.4 48 Alice Shepherd House – The cistern in the WC cracked on 5th March 2023. It flooded out her neighbour as well as herself. A plumber attended and renewed the cistern and had to renew the pan as well in order to fit into the cistern. The new pan though has been installed on a wooden plinth. The tenant has been told that OH will come back for follow up repairs and drying out her home. As a result, she has been out of her home since 5th March 2023 as its still soaking wet and stinks. Can OH take action.?

ACTION

RC to re-raise the issue of No. 48 Alice Shepherd House with One Housing at Friday's catch-up meeting.

- 5.5 No. 12 Alice Shepherd House – JM said there has been no response from Bob Buckland following his visit about the condenser pipe.

- 5.6 50p Club - AL asked why everything needed permission, even if it's a group meeting for a cup of tea and a chat? While the karate, prayer and girls groups are all entitled to use it? MT said he is concerned about anything new starting in there as it could become on a permanent basis, and/or they would have a right to do the same thing in a newly-provided community centre. It was suggested that they could follow the St John's Community Centre model, on the understanding that the groups who use it understand that it's a temporary arrangement and access won't be guaranteed in the new centre – and they have an early conversation with the Joint Venture partner about where it will be located. AL said the centre is shut all the time and not accessible. If it was open, they could stop all the anti-social behaviour and stop the kids climbing on the roof.

ACTION: Add to the Action Plan that an early conversation is required with the successful Joint Venture partner on the position of any community centre facility.

6. AOB with OHG not present.

None

7. Date of next meeting

The next meeting will take place in the same venue on Monday, 24th April at 7pm.