



Minutes of the Meeting

24th May 2022

Present -

Residents: Candida, Lesley, Jenny. Jill, Jackie, Maggie, Julius, Daniel, Glenn & Pam.
Advisor: Mike
One Housing: Paul Handley
Apologies: Arthur, Ahmed, & Kim

1 Welcome and Introductions

1.1 CR welcomed everyone to the meeting.

2 Minutes of the meeting held on 26th April 2022

2.1 The Minutes were agreed as a true and accurate record.

3 Matters Arising from the meeting held on 26th April 2022

3.1 There were no matters arising.

4 Paul Handley

4.1 Paul Handley addressed the meeting and spoke on the following issues:

- Update on OH's view of current projects
- Potential new projects
- Master planning and the value of a "Manifesto"
- Viability issues in view of shortages of building resources
- Joint ventures
- Deals for residents

4.2 Bellamy & Byng – PH reported that in April 2021 planning was approved. The JV partner is Mount Anvil. They did further engagement consulting residents and resubmitted planning application in December 2021 and going to planning again in June 2022. Most residents have moved, with 6 more to move. Tentatively works will start in September 2022 and will take about 4 years.

4.3 Alice Shepherd & Oak Houses – PH reported that there has been 2 years of consultation and 5 exhibition events. More than 75% of residents were engaged in each round. The ballot was held in

March 2022. There was an 88% turn out 82% voted in favour. Next there will be about a further 8 months to 12 months consultation and then a planning application would then be submitted.

- 4.4** Kedge, Starboard & Winch – OH Officers have been working on the appointment of a JV partner. The successful bidder should be appointed in about a month following which there will be a further year of consultation on detailed design for a planning application to be made by the end of 2023.
- 4.5** Kingsbridge – A ballot on a full regeneration option will be held in the autumn. Consultation on the content of the offer document is being held this week.
- 4.6** Samuda Estate – At Kelson House during the fire works that were undertaken residents were questioning whether it was logical for OH to do such works and following a survey 90 % of those households spoken to and interested in looking at options on the block. Earlier this year OH did a digital survey on Facebook, Twitter and Instagram of the neighbouring blocks and had 750 responses. Targeting IP addresses in or around those blocks, 299 said they lived in the blocks and 84% said interested in options. 160 were interested in forming a resident steering group. OH want to set up a RSG. The option appraisal process won't start until the Autumn. There will be a different approach to other projects. Elsewhere OH knocked on all doors to explore every possible option. This approach takes a long time and on other schemes there was criticism of spending time on options that are not going to work financially. OH want to start with a masterplan approach which involves consulting on what residents like and dislike and their aspirations and then follow on exhibitions on what could the Southern half of the estate could look like. This would take 6 months and if they use the masterplan to create a set of objectives and then set a smaller number, perhaps 2 or 3 options that are viable to satisfy those objectives.
- 4.7** PH confirmed that no other projects are planned for the Island.
- 4.8** Who took the “South” Samuda decision? PH advised that it came out of the feedback following the Kelson fire works. OH also received strong anecdotal feedback from the neighbouring blocks. If the remaining blocks on the “North” side, then including them will be considered which will mean the survey will cover the whole estate.
- 4.9** OH staff and consultants are advising residents that the regeneration is going ahead. Can OH write to all their staff to set out this is not the case? **PH**

- 4.10** How will the Governance of the organisation affect the regeneration process? OH is operating for the first 2 years, and the merger process is starting with back office staff and not regeneration.
- 4.11** We did masterplanning before stock transfer and after the transfer it was not delivered. In this new masterplanning process can you fund this without squeezing more properties on the estate. PH advised that to fund any redevelopment option there would be a need for additional homes and residents will be advised of this at the outset.
- 4.12** What % of new build will be private? PH advised that it will have to be planning policy compliant and 35% of new housing has to be affordable. GLA now requires that affordable rented homes must be at social rent. OH development strategy is 50% affordable housing.
- 4.13** Will the whole estate be balloted on Samuda if the regeneration only affects half of it? PH confirmed that it would be.
- 4.14** Why are you not developing all options in Samuda, as you have done in the other 3 areas? PH advised that residents in the 3 areas have complained about developing options that are unaffordable as it leads them on.
- 4.15** New approach is against the spirit of consultation and it feels like OH are imposing views on steering group before it starts? PH advised that OH will take the new approach to the steering group.
- 4.16** What questions will be asked from the first door knocks? PH replied that the questions are project specific. Usually small number of focus questions. OH cannot get the architects to work on proposals until they have the feedback from residents
- 4.17** It is important that the process is not just about one to ones, but also collective discussion? PH advised the OH will be holding meetings as part of the process.
- 4.18** On Samuda the process seems much more directional and there are worries about how the RSG is formed; are OH doing this on the cheap? PH advised that these changes in approach are proposed as a result of feedback from residents on the other projects.
- 4.19** Would the high number of leaseholders on Samuda (145 out of 506 homes) mean that the viability of any scheme is difficult to achieve. PH advised that the number of leaseholders will mean that buy backs will have to be paid from the scheme itself to make it viable.

- 4.20** How are JV partners appointed? PH advised that OH have a detailed process that is not simply based on price and residents are also involved in the process.
- 4.21** Why have OH decided to go down the JV route rather than carry out the regeneration themselves? PH advised that OH are not builders and do not have the skills and knowledge to deliver private homes for sale which are essential to deliver the new replacement social homes. In addition in the current climate there is a shortage of builders and they are more attracted to JV schemes that design and build contracts.
- 4.22** Examples were given of Clarion in Merton and Lambeth where Building Contractors are employed and the profit is 12% in Merton and 10% in Lambeth. With 12% profit that could equate to £24million and in a JV a profit of £68million, the £34million gap could pay for a around 100 extra social housing homes. Is this not attractive to OH? PH confirmed that OH will only move forward on a JV basis.
- 4.23** Is Bellamy & Byng a joint venture arrangement? PH replied it is not. The land was sold to Mount Anvil, and in return they will provide OH with the replacement and additional new social homes. All the other schemes are JVs.
- 4.24** Will Kingsbridge be a JV? PH responded that it probably would be.
- 4.25** In a JV who makes the final decision? PH responded that the JV has a board made up of 50% from the builder's side and 50% from OH. If any board vote is tied, the decision will have to go to independent mediation.
- 4.27** What will OH do to help leaseholders transfer mortgages to a property that does not exist yet. If property is demolished before the replacement home is built yet, how will OH deliver a right to return? PH advised that OH will work with any resident leaseholder where that is the case to help their right to return.

5 Advisor's Report

- 5.1** Given the shortage of time, MT spoke briefly to the written report that he circulated. MT added to the report giving feedback on the Landlord Offer event that held been held on the Kingsbridge Estate this afternoon.

6 Newsletter

- 6.1** MT had circulated the draft newsletters for each estate and asked for feedback. He will arrange for them to be posted out by OH.

7 St Johns Housing Office

7.1 MP briefed everyone present on the manifesto that has been developed by the St Johns TRA on the services that expect from One Housing, especially in respect of the re-opening of the St Johns Local Housing Office in Castalia Square to serve both St Johns and Samuda Estates. It was agreed that MT circulated the manifesto to the members of the 4EF. **MT**

7.2 JS reported on the joint meeting the St Johns Leaseholder Association and the St Johns TRA are holding on Thursday 9th June 2022 on estate services. Chris Gunton from OH will be responding to the issues raised. It was agreed that MT circulated the details to the members of the 4EF. **MT**

8 Any Other Business

8.1 There was no further business and the meeting closed at 9.40pm

9 Dates of Next Meetings

9.1 The dates of the next meetings are:

- Tuesday 28th June 2022
- Tuesday 26th July 2022