



# Minutes of the 4EF Meeting

7pm on Tuesday 28<sup>th</sup> March 2023

St Johns Community Centre

<b>Present</b>		
Residents:	Candida (chair), Jenny, Maggie, Maureen, Jill, Julius, Eliza, Daniel	
Advisor:	Mike Tyrrell	
Riverside HG:	Chris Hageman (Regeneration Manager) Paul Handley (Head of Island Regeneration),	
Apologies:	Lesley, Ahmed, Peter, Arthur, Jackie	
<b>1</b>	<b>Introductions and apologies</b>	
1.1	All those present were asked to introduce themselves. Apologies were also noted.	
<b>2</b>	<b>Update on Projects from Chris and Paul</b>	
2.1	<p><b><u>Bellamy Close &amp; Byng Street</u></b></p> <ul style="list-style-type: none"> <li>This project is the most affected by the second staircase issue as planning permission has already given. Therefore to add in a second staircase means that if the footprint of the block has to change it will probably have to go for a revised planning application to allow for the redesign to put in a second staircase.</li> <li>The GLA has been advised that this could result in a delay for about a year a delay in claiming the grant to pay for additional social homes.</li> <li>There will be the same number of properties and as the block would probably increase by about 25cm in circumference to allow for the 20 square metres that is required for a second stair tower.</li> <li>The land has been leased on a 999 year lease to the developers so that the freehold remains in the hands of One Housing.</li> <li>The affordable homes on the site will be leased back by RHF on a 999 year lease.</li> <li>OH were asked to share with the 4EF the financial implications of the revisions required to the scheme.</li> <li>The scheme will have more than 150 homes and so it will be a strategic planning application requiring GLA permission as well as LBTH</li> </ul>	
2.2	<p><b><u>Kedge, Starboard &amp; Winch</u></b></p> <ul style="list-style-type: none"> <li>Planning is hoped to be submitted early next year and concluded by for summer 2024.</li> <li>The scheme is not affected by second staircase as the scheme has not got planning permission, so existing designs simply need amending.</li> <li>First design consultation event is in the next couple of months</li> </ul>	

	<ul style="list-style-type: none"> <li>Winch House is on the site of phase one and needs decanting first. There are 12 properties and 6 are now empty.</li> <li>OH are confident that the remaining 6 will be moved in the next 18 months as the residents only require one bedroomed homes.</li> <li>Decant priority is awarded through the Common Housing Register.</li> <li>Vacancies with a minimum 12 month life are offered to LBTH for use as Temporary Accommodation, as LBTH insist they need 12 months minimum use.</li> <li>6 other households have been decanted from Kedge House.</li> </ul>	
2.3	<p><b><u>Alice Shepherd House &amp; Oak House</u></b></p> <ul style="list-style-type: none"> <li>The scheme is 6 months behind Kedge, Starboard &amp; Winch.</li> <li>Work is underway to appoint a JV partner in the summer</li> <li>Planning permission end of 2024, with a start in 2025.</li> <li>Phase One works start on site of the community centre and Oak House</li> <li>The first household from Oak House has moved.</li> <li>OHG going for a JV partner on the scheme, for the same reasons that had been explained before.</li> <li>MP praised the work of the residents on the RSG.</li> </ul>	
2.4	<p><b><u>Kingsbridge</u></b></p> <ul style="list-style-type: none"> <li>The scheme is 6 months behind Alice Shepherd House and Oak House.</li> <li>Planning permission end of 2024, with a start in 2026</li> <li>Completion in 2033.</li> </ul>	
2.5	<p><b><u>Samuda</u></b></p> <ul style="list-style-type: none"> <li>First round of consultation is underway asking residents what they like and don't like about their homes, block and neighbourhood</li> <li>The option to masterplan the whole of the estate is to be revisited and initial report put forward to Riverside which will include the risks and based on feedback from original round of discussion</li> <li>Tentatively targeting a June/July paper to Riverside Board to expand it to the whole estate.</li> <li>It has to be made clear that this would mean that it would have to be delivered in stages.</li> </ul>	
3	<p><b>Questions to Chris and Paul</b></p>	
3.1	<p>Is it true that the earlier JV partners are appointed the less social housing is delivered? OH replied that it is not their intention as they need to replace existing social homes and the 35% of the additional homes need to be affordable. Of the 35% affordable homes, 70% of them are for rent and 30% are for shared ownership.</p>	
3.2	<p>Why aren't OH responding to buy out requests from leaseholders? OH responded that they are only responding to requests in phase one of the firsts two schemes, as these are the blocks that they are actively decanting.</p>	

3.3	What happens if the JV partners disagree? This is covered by a “deadlock” agreement, and the agreement states that it is the landowner who has the final say which will be OH given that they will retain the freehold.	
3.4	What if a ballot is a no? OH advised then OH would have to maintain the estate as it is.	
4	<b>Matters without OH present</b>	
4.1	Can the 4EF write to OH stating that they support masterplanning the whole estate.	
4.2	As the meeting needs to conclude, can the next meeting be in April to discuss the remaining items.	
4.3	MT apologised for the delay in the March report due to a bereavement.	
4.4	Can Mike’s April report have details about density on the Island.	