

**MINUTES OF THE
JOINT MEETING
25.1.17.**

Present: Pam, Maggie, Arthur, Jill, Ahmed, Danny, Jackie, Candida, Glen, Tracy.
Advisor: Mike
JV: Chris, Robert, Anthony, Alex, Leyla Arafani (OH Project Manager)
Apologies: Geraldine.

Residents Only part of the meeting.

1) Feedback from the Kingsbridge Meeting.

- a) It was a concern that the meeting seemed to assume that the consultation and development in some form would be going ahead.

2) Discussion:

- a) We need to identify what is good about where we live and to preserve it. Developments can rip communities apart. This must not happen to us.
- b) Anything that happens MUST be better. We mustn't lose what we value.
- c) If we establish what we love best about our homes, any development must do better.
- d) We must be clear what a good consultation looks like.
- e) It is hard to think about the environment and architecture of any development if you are worrying about you will be able to afford your new tenancy.

3) What We Want

- a) We need to establish the objectives for this.
- b) The SCS is the first step.
- c) People will want to know what property they are going to get, and what their rents / costs will be.
- d) Social Housing needs to be the focus, not financing the leaseholders.

- e) Like for like properties with equal views may be too complicated to guarantee.
- f) Valuations should include a “development value” as well as a market value.
- g) The revised option appraisals will need to be responding to our What We Want proposals.
- h) Soundings must not be replaced by an in-house consultation. Residents must be key to driving the appointment of consultants.
- i) The WWW will inform the appraisal of consultation consultants.
- j) Sometimes Tenants and Leaseholders interests may be different, but we must act as a community.
- k) What’s good about where we live and how to make it better.

Joint Part of the meeting

4) JV response to Kingsbridge Meeting

- a) it was disappointing that the number attending was low and the non-resident leaseholders’ issues have now been highlighted.
- b) Residents do need to identify what they mean by “Better”, What does the Best Regeneration Project look like? What it is we value most? What a better home and estate is going to be like?

5) Timeframe

- a) The timeframe explained to Kingsbridge residents was very tight: building will not start until 2019 at least. Consultations and planning permissions will probably take much longer than that if it goes ahead. This needs to be made clear so that it does not cause anxiety.
- b) If the project moves forward so the position becomes clearer, this may reduce anxiety as the residents’ future is more certain.
- c) The whole project will not depend on the outcome of the SCS. There are other considerations.
- d) The Options Appraisal will need to be informed by residents’ benchmark expectations – what a better estate should be like.
- e) We need to plan a process that residents can lead that meets their needs. This needs to be clarified soon by the residents.
- f) We need to identify what additional support or resources will be needed to identify What Better Looks Like (WBLL).

- g) Are there consultant or operators who might be able to facilitate this. We need to identify what we need them to do.
- h) The JV need to be involved as well so they get a feel for the expectations.
- i) While OH and Argent's aims are the same, the development team which knows what is going on is separate from the housing management service which has to deal with residents. Residents will be perceiving OH through the way their homes are managed and this is sometimes variable e.g. recent housing survey results. OH may need to have a more integrated approach.

6) Consultation Document

- a) This is being agreed and amended by estate meetings and will be ready by the end of February.
- b) The extra RLO could work with TRA's and estates to build strong estate groups and reinforce community involvement. The 4EF requested that it could be involved in the appointment.
- c) Residents questions can be directed through Mike and there will be joint drop in sessions on Kingsbridge. How long will the drop-ins be running?
- d) The Kingsbridge questions could be circulated more widely if the Kingsbridge TRA / community agree.
- e) It is difficult answering queries if no decision has been made, but it is also a problem having a void of information.
- f) Kingsbridge seems to be on a different track and going ahead of the other estates. They must be careful not to get "over-consulted".

7) Stock Condition Survey

- a) 4 Tendering groups of surveyors had a tour of the 4 Estates yesterday. Their tenders / bids will be in by 11th February.

8) Constitution and Elections

- a) Kingsbridge and St Johns have selected their representatives. Barkantine and Samuda are having elections soon. The AGM will be on the 15th February.

9) GLA Area Opportunity Framework

- a) The draft will be available in March and will be published in May.

10) AOB

- a) It was noted that the photos in the Kingsbridge Document did not reflect the local community or area but were generic. Everyone looked delighted about being redeveloped!
- b) The JV may need to look at other options for tenants and leaseholder deals other than the ones in the Kingsbridge doc. The Leaseholders' deal is one of the big-ticket items and the JV needs to be confident that their promises can be honoured. There may be more flexibility later.
- c) The advisor's contract finishes in April so we need to start thinking about the future of that. This needs to be a part of the WBLI proposal.