



Residents and OHG (part)

Minutes

Date: 14.3.18

Present Residents: Candida, Maureen, Heidi, Jill, Lesley, Ahmed, Jackie, Kim, Arthur, Pam, Glen
OHG/JV: Leila, Chris, Paul Handley (head of Housing Options)
Advisor: Mike

Apologies Maggie, (Sue, Deidre, Salek, Eliza, Danny,)

1. Minutes - agreed

2. Stock Condition Survey

- i. The Survey exhibitions are underway and the information has been published on the 4EF website.
- ii. Mike has been collecting FAQs from residents' comments.
- iii. It has been interest to note that Leasehold heavy blocks have less income than ones with more tenants. It shows leaseholders do not subsidise tenants, as is believed by some leaseholders.
- iv. OH is working on a summary version from the display boards to distribute to residents in a newsletter.
- v. There has not been time to analyse the written comments and questions feedback to OHG.
- vi. Some residents were still asking when their blocks are coming down and when the ballot is. There is still a lack of clarity that Project Stone has gone and what is likely to happen.
- vii. There needs to be an opportunity for the "conversation" to keep going through other means so residents have chances to raise issues and ask questions as concerns arise. This could be through the websites, OHG and 4EF, with links to each other's to keep as many contacts as possible.
- viii. Residents did not tend to flow around the displays, but went straight to their blocks and asked questions about their own situations.
- ix. There were a number of 'other visitors' to the exhibitions, so when the numbers of attendees are available these will be differentiated.
- x. The + or – figures on the displays should not be taken literally, but reflect which blocks may be looked at more closely. There are other considerations that need to be looked at to determine future options.
- xi. Should we be looking at solutions for individual blocks or as whole estates. Some issues may even resonate through all 4 estates.

- xii. The social rents are based on LA and postcode levels and these were used to estimate the income.
- xiii. The M&E and intrusive reports will be available.
- xiv. Looking Forwards - The questions/Issues raised by the SCS will be looked, and we should see what this brings up before we decide the next steps.
- xv. OHG will look at their questions / issues, and bring them to the residents,
- xvi. Residents need to be involved in any decision about any works so we do not have the same lack of trust we had as a result of the last capital works.
- xvii. The SCS has thrown up lots of figures, costs etc. Residents want to be clear about the condition of their blocks, not just the values.
- xviii. The SCS tells you if a block will be “decent” if you spend this much money on it, but some blocks will be higher risk than others.

The conclusions OHG draw from this need some context for residents to be able to understand the implications.

3. Consultation and Engagement Brief

- i. OHG is really supportive of the process to engage as many residents as possible.
- ii. The origin of the brief and SCS was in the context of Project Stone. As this is no longer the case, maybe the brief needs to be more open for consultants to interpret what they place their emphasis on.
- iii. There may be a problem with not having something to consult about while setting up the strategy. Residents will ask “what am I being consulted about?”
- iv. Do we need a road map / a stepped approach so we can see what the different stages will be and see how the Engagement Brief fits in.
- v. We need to be clear about “what we are consulting about”.
- vi. We must be careful not to alienate residents with overkill Consultation without enough purpose.
- vii. What parts of the consultation do we allow to be discussed (as a carrot) in the engagement strategy without compromising the future of the estates?
- viii. Next step – we will work on clarifying what we are wanting to achieve with the brief and it’s consequences.
- ix. OH and the 4EF will both work on a road map independently and see where they converge.

4. Advisor's Report (attached)

- i. Mike has had conversations with all the TH Mayoral candidates to confirm that they are in support of a ballot for residents about any regeneration.
- ii. IOD Working Group – although the councillors are in purdah, the TH Officers will still meet with Mike to move it along.

5. March Newsletter

A few amendments were made.