



Minutes of the Meeting

12th September 2018

Present -

Residents: Candida, Maureen, Jill, Jackie, Glenn, Heidi, Lesley, Eliza, Ahmed, Deirdre, Maggie, & Pam

Advisor: Mike

Apologies: Arthur

1 Minutes of the meeting held on 22nd August 2018

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

2 Matters Arising from the meeting held on 22nd August 2018

2.1 No matters arising were raised.

3 Advisor's Report

3.1 MT Spoke to his written report that had been circulated, covering the following issues:

- Residents Meetings
- Other Meetings
- Isle of Dogs Working Group
- Stock Condition Survey
- Samuda TRA
- St Johns TRA
- September Newsletter
- Website
- Non Resident Leaseholders

3.2 Pam liked the report of the success of the St Johns TRA's meeting with the residents of Oak House and Alice Shepherd House, and wants to organise similar for the Kingsbridge Estate. MT is happy to so. **PC**

3.3 MT then went on to report on how the St John's meeting. The report he gave was well received and that the residents agreed with him that a legal charter was required

3.3 MT was asked whether the Regeneration Board will be Boroughwide. MT advised that it would and that it would focus on the four main regeneration areas that included the Isle of Dogs.

- 3.4** MT confirmed that OHG will be looking to set up Estate Steering Groups on the three suggested areas. How this will be done is not known but this is what OHG did on the state in Camden they keep on quoting as good practice.
- 3.5** Glenn asked about grants. MT presumed that OHG will be going for grant on the new build. They are entitled to £70,000 per unit on any new additional housing but not for the re-provision. Taking the grant means that OHG will have to charge London Affordable Rents on them.
- 3.6** With the Mayor's Isle of Dogs Working Group coming to an end, members were concerned with LBTH's interest in what OHG were doing on the Island waning. MT explained that for LBTH it will now be for Officers of the Council to oversee what OHG were doing and any concerns from the them will be taken to the Mayor. Candida concurred and advised that if any issue arose the Mayor would halt OHG by refusing to grant them the CPOs that they would require for any redevelopment.

4 Draft September 2018 Newsletter

- 4.1** MT drafted a newsletter for the 4EF to discuss. It was agreed that any amendments should be forwarded to MT by midday on Friday 14th September 2018, as he will then forward on the completed newsletters to OHG on Monday for printing and distribution; and for publication on the 4EF website.

5 Stock Condition Survey

- 5.1** MT circulated the lasted version of responses from OHG.OHG have still not responded to them all and he was meeting with Leila Arafani on 20 September to go through the outstanding questions.
- 5.2** Candida reported that she had a meeting with Gary Albert the OHG Head of Refurbishment Projects. Kelson is their first priority and they will be working on fire safety, asbestos and plumbing. CR was disappointed that comms on what works he was undertaking is still poor and that they had still not spoken properly to existing staff and utilising their knowledge.
- 5.3** Heidi was disappointed that the truth about the cladding to the stair tower at Kelson House has not come out and what OHG are doing to resolve it. Her concerns are about what is underneath it as this was a fire stopping issue.

6 Richard Hill Meetings

- 6.1** Jill reported that it was very disappointing that Richard Hill had not attended their meeting and that the senior Officer sent was Paul

Handley. St Johns and Kingsbridge TRAs were organising their events. MT was meeting with the new Chair of the Samuda TRA to see what support he wanted.

7 Consultation

7.1 It was agreed that the seminars on resident engagement should be separate. One with Damian Tissier for the 4EF only possibly on 26 September 2018 Or 10th September 2018. CR to arrange. **CR**

7.2 MT to check out TPAS and if happy suggest to OHG to go ahead and organise a session with TPAS at the late October meeting. **MT**

8 Advisor's Role

8.1 MT wanted to draw to the attention of the 4EF the need to have a discussion on his role given the consultation phase for the "suggested areas". The role of the 4EF will be to see that a proper engagement strategy is agreed and to lobby on behalf of the estate steering groups to ensure that they are properly consulted and that residents have a voice.

8.2 It was agreed that MT should work with those areas that want him to be their advisor but MT wanted to draw to the attention of the 4EF that other skills will be needed, e.g. lawyers to oversee the charters that will be developed on each estate so that they are water tight and that OHG cannot renege on their promises.

9 Meeting Schedule

9.1 Prior to the meeting, Arthur had circulated a list of dates for the rest of the year now it was confirmed that the meetings can go ahead at the St Johns Community Centre on the 2nd and 4th Wednesdays of the month. This was agreed.

10 Any Other Business

10.1 Glenn suggested that a 30 minute slot should be set aside in the Agenda to have a discussion on the financial viability of schemes. **AC**

10.2 Glenn advised that he had been working in the questions that need to be asked of OHG before the consultation commences, and asked whether anyone could work with him on them. MT volunteered. MT also agreed to re-circulate the list of questions he had collated for when the consultation commences. **MT**

11 Dates of Next Meetings

- 11.1** The dates of the next meetings will be:
- OHG/4EF – Wednesday 26th September 2018
 - 4EF – Wednesday 10th October 2018
 - OHG/4EF – Wednesday 24th October 2018
 - 4EF – Wednesday 14th November 2018
 - OHG/4EF – Wednesday 28th November 2018
 - 4EF – Wednesday 12th December 2018