



Minutes of the Joint Meeting

Wednesday 26th September 2018

I

Present

Residents: Jill, Heidi, Pam, Arthur, Ahmed, Glen, Deidre, Maggie, Jackie, Eliza, Maureen.
OHG: Leila, Paul,
Advisor: Mike
Apologies: Kim, Lesley, Candida, Chris, (Cherie, Danny)

Minutes –

1. Amendment – Richard will not be doing the initial presentations about development possibilities, and this needs to be consistent across the 4 estates. Paul will be doing this. Hopefully Richard will be able to come to further meetings and get a feel for residents' views on OH.
2. Can Gary come to the Samuda meeting when it is arranged? Leila/
Paul
3. New Samuda TRA Chair – We will keep Samuda's membership of the 4EF as it is at the moment. The estates elect members at their agm's.

Q&A on SCS

4. There are still 15 unanswered and 70 have been. Hunters have been responding to some queries about their responses

Kelson

5. The survey was done by scaffolding rather than drone because of the Falcons.
6. Work has started on the cladding.
7. The bin chute galvanisation has started.
8. The asbestos is being dealt with in the storage cupboards. It will either be removed or encapsulated by epoxy resin (which is very tough) depending on its condition. It is also in the boiler room, around the pipes, and in the plant-room.
9. The detailed internal surveys are starting soon. There will be 3 done/day so will take some time.
10. No newsletter has gone out to Kelson yet despite several requests.
11. The staircase window frames maybe wood and will be investigated.
12. Can we have a summary of all the works that are planned as a result of the SCS. Leila/
Paul
13. The Point blocks will be looked at in October and November. Partitioning of the vents in the lift lobbies, and the drainage exploration will be done first. Paving around the Tooke has started.
14. Asbestos surveys are continually being carried out and updated to assess the risk and decide on what action should be taken. If anyone is concerned about something that they worry could be asbestos they can contact the maintenance team.
15. The asbestos register is kept by all HAs and is nationally regulated by the g'ment. Whether this is available to residents is a matter for each HA. Paul will clarify whether OH's is accessible. It is necessary for any constructors to know when it is present. Leila/
Paul

Workshop on Engagement.

16. The 4EF wants to understand what best current practises are in engagement, what has been successful and what pitfalls there are.
17. OH would like to be led by residents in this.
18. Paul will put together a concise brief bearing in mind what OH would like to get out of it as well.
19. TPAS is a possible deliverer.

Drivers for Option Appraisals

20. The objectives for the OA were originally done by Quod and did not necessarily take into account the priorities of residents. This is now going to include residents input from a blank sheet of paper from the beginning.

Argent's role in any proposals

21. They no longer have any involvement in the possible projects but would like to be informed about any estate regeneration.

AOB

22. OH is proposing that a new team overseeing the conversations with residents is established on the Island. This will be overseen by Paul and Leila as manager, to work on developing any programme and gathering information about residents views.
23. This will support the TRAs. Residents are starting to ask questions so OH does need to start being on hand to be responsive.
24. Resident members were really concerned that OH has taken this initiative unilaterally without any discussion with the 4EF. There has been no programme available which made it clear that this was going to happen.
25. Richard said OH wanted to be transparent. This process is not. If the team is being set up to engage with residents, we have not even had the engagement workshops which we understood to be a fundamental step.
26. It looks like the 4EF is in collusion with OH as members have been explaining that it will be a resident led process. This is OH directed.
27. Residents are very suspicious of OH because of management inconsistencies and lack of trust. OH has not done anything to address the trust issue. So this undermines it even more.
28. We are concerned that OH has nothing to tell residents so how will they answer questions.
29. Paul agreed that this work will be put on hold until the estates have had their meetings, and possibly the engagement workshop.

Residents only discussions

30. London Plan objection – agreed to ask to be put on list for giving evidence.
31. Financial viability - This will be discussed at the residents meeting. Glen will circulate the relevant document
32. OH proposal to establish a team on the Island to oversee the conversations. (Continued discussion)
33. It is the way this has been presented to us that is the problem.
34. If they are moving staff and resources to the Island OH seems to have plans or ideas about what they intend to happen.
35. It was raised on AOB – as if it wasn't important.
36. Estate Steering Groups have to establish the link between residents and OHG.

37. We have been promising that there is a blank sheet of paper. What is the situation now?

Action:

38. Candida can speak to Richard about the implications of this. Mike will be circulating information to cllrs.

39. We will request information about who the team is and what is their brief and purpose?

Arthur

40. We need to ensure Richard knows we feel let down by this move.

41. What is the timescale they are using and what is the thinking behind their decision to do this. Can this be clarified.