



*The St. John's Estate
Tenants & Residents Association*



**A Message to all Residents of
Alice Shepherd House & Oak House**

Thank you very much to those residents who attended the meeting on 11th December 2018 that the St Johns Tenants & Residents Association held with Richard Hill, the Chief Executive of One Housing Group to launch the conversation with the residents of Alice Shepherd House and Oak House on the future of their homes.

At the meeting Richard Hill reiterated that it will be the residents that make a decision on the future of their homes through a ballot. The meeting also appointed the residents from the blocks who volunteered to serve on the Resident Steering Group.

The St Johns Tenants & Residents Association can assure residents of the block that they have their support in this process.

The minutes of the meeting are attached and are also available on the 4EF website www.4estatesforum.org.uk. The website now has a section called "Resident Steering Groups" and if you click on that tab, three tabs appear for each of the three areas. If you click on them you can find all the correspondence, newsletters and minutes for the meetings in that area.

The St Johns Tenants & Residents Association will be working with One Housing Group to sort out the dates for the Resident Steering Group meetings from January 2019 onwards.

If you have any queries, the St Johns Tenants & Residents Association Chair is Maggie Phillips who can be contacted on 07910 416868; and the Independent Residents Adviser for the 4 Estates Forum is Mike Tyrrell who can be contacted on 07958 225416 or mike@4estatesforum.org.uk.

Minutes of a meeting of residents of Alice Shepherd House & Oak House held on 11th December 2018 at the St Johns Community Centre

Residents Present:

A Bourne – Alice Shepherd House
A Eury - Alice Shepherd House
N Brown – Alice Shepherd House
D Brown – Alice Shepherd House
L Tracey – Alice Shepherd House
J McGregor – Alice Shepherd House
G Pyke – Alice Shepherd House
M Shuaibu – Alice Shepherd House
J Jones – Oak House
C Owusu – Alice Shepherd House
S Holmes – Oak House
A Lowther – Alice Shepherd House
N Ojono – Alice Shepherd House
S Ahmed – Alice Shepherd House
Jewe – Alice Shepherd House

St Johns TRA Committee Members Present:

Maggie Phillips – Chair
Jill Skeels – Vice Chair
Jackie Campbell – Secretary
Maureen Mallett – Committee Member

Others Present:

Mike Tyrrell – Independent Resident Adviser – 4 Estates Forum
Paul Handley – One Housing Group
Richard Hill – One Housing Group
Alison White – One Housing Group

Apologies:

None

1 Welcome & Introduction

1.1 MP introduced herself and explained what the meeting was going to be about.

1.2 MP advised the Alice Shepherd House and Oak House residents that they are not alone and they will have the support of the TRA in this process.

2 Richard Hill – Chief Executive – One Housing Group

- 2.1** RH explained the current situation and that tonight was about launching the conversation.
- 2.2** RH made the following points in his presentation:
- Resident seem to be positive about having a conversation about change
 - The Resident Steering Group will be starting with a 'blank sheet of paper' and that residents will be involved through every stage of the process.
 - The importance of the Resident Steering Group in ensuring the residents are at the heart of any change.
 - The Resident Steering Group and One Housing Group staff will be working with a range of consultants and specialists to make sure that any proposals can be delivered.
 - One Housing Group are committed to using a wide range of consultation techniques to involve as many people as possible.
 - One Housing Group are committed to a resident ballot.
- 2.3** RH thanked the residents that had put themselves forward to serve on the Resident Steering Group.
- 2.4** RH stated that he was delighted that he had been invited to launch the conversation by the TRA and that the One Housing Group staff in the Regeneration Team for the Island have been empowered by the organisation to manage the process.
- 2.5** Residents present asked RH a number of questions that he responded to on the following subjects:
- Will residents be able to propose anything they want – RH stated that yes they would be there will be constraints such as planning and whether they are viable.
 - Will there be any time constraint – RH responded that the pace of the process will be determined by the Resident Steering Group
 - Who will set the rules of a ballot – RH advised that the GLA rules for a ballot would have to be followed in certain circumstances but they are willing to work with residents on how this is done
 - Have OHG really not got any plans for the blocks – RH responded that there are no blueprints for the blocks, as OHG want to hear from residents as to what they want
 - There is a poor turn out of residents tonight how are more residents getting involved – RH explained that there will be plenty of opportunities for residents to be involved as the recent visits to the residents that MT and OHG have undertaken in the last two weeks have shown that residents want to have their say but not everyone can get to the meetings due to work and/or child commitments.

- What information will we have before a vote is taken – RH wants all residents to have a clear understanding which will also be set out in a written offer document of what is on offer from each option
- Will the neighbouring land on the site of the redundant housing office be able to be included in the options being considered by the Resident Steering Group – RH advised that OHG are happy for this to be considered by the Resident Steering Group.

3 Appointing the Resident Steering Group

3.1 MT explained that 12 residents have volunteered and that would be a manageable number for the Resident Steering Group as not everyone will be able to make all the meetings.

3.2 AW had circulated the list of names and a mini biography of all those who had volunteered to serve on the Resident Steering Group.

3.3 MT suggested that residents had two options:

1. An individual vote on all those who had volunteered to serve on the group
2. Appointing all those who had volunteered to serve on the Resident Steering Group

3.4 After some discussion it was suggested that all those who had volunteered to serve on the Resident Steering Group should be appointed. A vote was taken on this proposal and all those residents who were present voted in favour of the proposal.

Therefore the following were appointed:

- Abdullah BOURNE and Nadia MAHMOOD - Alice Shepherd House
- Alia BEGUM - Alice Shepherd House
- Ashley LOWTHER - Alice Shepherd House
- Cynthia OWUSU - Alice Shepherd House
- Darren BROWN - Alice Shepherd House
- Jane McGREGOR - Alice Shepherd House
- Laura TRACEY - Alice Shepherd House
- Noel REDMOND - Alice Shepherd House
- Salma AHMED - Alice Shepherd House
- Shanaz CHOWDURY - Oak House
- Sharon HOLMES - Oak House
- Sulfa BEGUM - Alice Shepherd House
- Trish NYAMUNAMA - Alice Shepherd House

4 What will the agenda for the Resident Steering Group be over the next few months?

- 4.1** PH explained the next steps that the Resident Steering Group will be undertaking in the first few months of 2019. These included:
- Agreeing the Terms of Reference of the Resident Steering Group
 - Appointing an Independent Resident Adviser
 - Appointing an architect to work with the Resident Steering Group on the early design work
 - Overseeing the resident engagement work undertaken by the regeneration team which will include one to ones, drop in surgeries and a questionnaire of residents views on what they like and dislike about their homes to inform the kind of works that need to be considered in plans for any refurbishment works or new build homes.

- 4.2** PH explained that MT would act as the Independent Resident Adviser for the group until they have made their own appointment and after that OHG are exploring a role for him as a Resident's advocate so if residents want, he can support residents in this process.

5 Meeting Close

- 5.1** As there was no further business, MP thanked everyone for coming. She advised once again stated that the TRA will be supporting the residents in this process. The meeting closed at 7.45pm.