

# Minutes of a meeting of residents interested in setting up a Resident Steering Group for Kingsbridge Estate held on 12<sup>th</sup> February 2019 at the Docklands Sailing Centre

## Residents Present:

Pam Cole – Montcalm House  
Cherie White – Montrose House  
Eliza Janiec – Michigan House  
Deirdre Benjamin – Montcalm House  
David Ledbetter – Montcalm House  
Dan Waites – Michigan House  
Asma Shohid – Montcalm House  
Colin Hammond – Montcalm House  
Suma Begum – Montrose House  
Mohammed Sharif Hossain – Michigan House  
Anwara Bibi – Montrose House  
Mumen Chowdhury – Montrose House

## Others Present:

Mike Tyrrell – Independent Resident Adviser – 4 Estates Forum  
Paul Handley – One Housing Group  
Onome Ogholo – One Housing Group  
Mufeedah Bustin – Ward Councillor for Island Gardens

## Apologies:

None

### 1 Welcome & Introduction

1.1 PH introduced himself and Mike Tyrrell.

1.2 PH explained that the purpose of the meeting was to advise residents what will be involved in being a member of the Resident Steering Group.

### 2 What is a Resident Steering Group?

2.1 MT explained that a Resident Steering Group would be a key point of contact between the residents of the Kingsbridge Estate and One Housing Group.

2.2 MT went on to advise that the Resident Steering Group would not be making the decisions about the future of the block as the main decisions will be made through, questionnaires and ballots of all residents.

2.3 The Resident Steering Group's main role is to ensure that all options are explored, that they take on board the views of the

residents and that at the time of the final ballot on the future of the blocks, all residents have the information that they require to make their decision.

**2.4** He advised that they would be directly involved with and receive information and comment on with the support of architects and consultants on the following key issues related to any works that residents may agree:

- Maximising resident engagement
- Communications with all residents affected by the works
- Balloting arrangements
- Consultation on the works
- Appointing consultants
- Options for the works
- Contents of a Resident Charter
- Specification of the works
- Progress in carrying out the works
- Quality of the works
- Resident feedback on the works.

**2.5** A number of questions were asked including:

- Who will Chair the Resident Steering Group – PH advised that the Resident Steering Group will elect their own Chair. They could ask the Independent Resident Advise to Chair.
- How will all three blocks be represented on the Resident Steering Group – MT responded that when all three blocks, tenancy types, gender and ethnicities are represented amongst the residents who have put themselves forward for consideration. Therefore he would recommend what the residents of another area have done, and their terms of reference require the presence of residents of each block to be quorate.
- Who will organise the meetings – PH explained that the meetings will be organised by One Housing Group staff during the appointment process, after which the steering group themselves will be responsible.

### **3 How to appoint a Resident Steering Group**

**3.1** MT explained that the appointment of the members of the Resident Steering Group should be an open process.

**3.2** MT went on to advise that the Kingsbridge TRA have agreed that there will be slot at their meeting on Tuesday 5<sup>th</sup> March 2019 which will be held at the Docklands Sailing Centre for all residents of the Estate where One Housing Group will launch the consultation and Mike Tyrrell will oversee the election of the members of the Resident Steering Group.

- 3.3** At the moment 26 residents are interested in volunteering for the Resident Steering Group. That would be too many, but if say after consideration of what being a member of the Resident Steering Group would entail and this reduces to say 15, this would be a manageable number as not everyone will make all the meetings, therefore instead of individual elections it will likely be that the meeting will be asked to endorse those who have put themselves forward.
- 3.4** One Housing Group will help those who have volunteered to come up with a paragraph about themselves and circulate it to those who attend the meeting so they know who the residents are that are putting themselves forward. This would just be for the meeting and not publicly available.
- 3.5** MT advised that if there was a competitive election, this would be by secret ballot.

#### **4 Example of a Current Resident Steering Group**

- 4.1** PH explained how a Resident Steering Group was operating in Camden. There are 202 Properties over two estates. The Resident Steering Group for that area comprises of 11 residents – 6 from one estate – 5 from other. They have two meetings per month. The meetings are Chaired by the Independent Residents Adviser.
- 4.2** PH went on to explain that the Group has just gone through the Options Appraisal process. It has been a collaborative partnership but that does not mean that there aren't disagreements.
- 4.3** The group have had previews of the of the materials, exhibition boards, reports, newsletters. In addition they have been involved in drafting the final options appraisal and the residents charter.

#### **5 Probable next steps**

- 5.1** PH set out the likely work plan for the Resident Steering Group for the first four months.
- 5.2** The work plan would include not in any particular order:
- Draft & agree brief for Independent Residents Advisors
  - Circulate initial resident survey questions to the Resident Steering Group for feedback & amendment
  - Independent Residents Advisors brief to be submitted to possible advisors for response
  - Begin arranged one to one meetings with all 134 households.

- Potential Independent Residents Advisors to present to a panel of Resident Steering Group and representatives
- Appoint Independent Residents Advisors
- Independent Residents Advisors & Resident Steering Group to review suggested brief for potential architects & suggest companies to approach
- Resident Steering Group draft, confirm and sign up to terms of reference

**5.3** MT advised that all three areas wanted him to act as the Independent Resident Adviser. This would be too onerous for one person and as an alternative OHG have agreed that he could work with each Resident Steering Group as an advocate which would allow him to work on behalf of the residents and support them at each of their meeting and also any panels that appoint advisers. MT will support each of the Resident Steering Groups up until he appointment of their Independent Resident Adviser. Therefore the Resident Steering Group would have to decide if they would want MT to act as their advocate.

## **6 Questions and Answers**

**6.1** What social value would be added if a redevelopment option were agreed? – PH advised that whether a redevelopment option or a new build option agreed, community facilities, open spaces, apprenticeships, use of local suppliers and local labour will all be factors that One Housing Group will want to include, let alone be requirements required by the Council's planning department.

**6.2** When will we get details of rents, service charges for any new build options? – MT advised that he has drafted a paper setting out these and other questions for Resident Steering Groups to ask at the appropriate time during the consultation. The questions covered the following areas:

- Rents & Other Charges
- Rehousing Options
- Removals
- Homeowners
- Like for Like
- Design
- Ballots
- Compensation
- Parking
- Management
- Right to Buy

This is so that when residents consider the options they all have the information they need in order to vote. The responses will then be able to be included in a residents charter for which the Steering

Group can get legal advice funded by OHG to ensure that is legally binding.

- 6.3** Can we ask for reports from your team on OHG's in-house information on repairs, overcrowding. Etc? – PH replied that where such information is available and appropriate to the work of the Resident Steering Group his team will provide it.
- 6.4** What will be the relationship between the TRA and the Resident Steering Group? – PH responded that both are separate elected resident organisations. The focus of the Resident Steering Group is the conversation, whereas for the TRA it is about the community work they do and the work with OHG on the management of the estate.
- 6.5** How many new homes have to be built to pay for a refurbishment or a new build option? – PH explained that the funding of any works needs to stack up. That is what an options appraisal process is about. Architects and cost consultants will jointly work with the steering group to come up with such options, not just new build, that are both affordable and satisfy the wants of the residents concerned.
- 6.6** What does the do nothing approach mean? – MT advised that it does not mean do nothing at all. It means that One Housing Group will maintain the blocks according to the 30 plan that has come out of the Stock Condition Survey.
- 6.7** Will residents be able to see the financial modelling? – PH explained that the Residents Steering Group will see all the financial aspects as part of the options appraisal process.
- 6.8** How will the young people of the Estate be involved? – PH explained that there are lots of ways for getting people involved such as young people and those with caring responsibilities. A typical way of getting young people involved is to visit schools and youth centres to engage young people in the conversation about change.
- 6.9** How will the Resident Steering Group feed back to the residents? – This would be for the steering group to establish, but MT advised that at Alice Shepherd House and Oak House, they will have a monthly newsletter to be produced.
- 6.10** Have OHG got the demographic information on the residents? – PH explained that some of the information is available and other information will be gathered through the one to one surveys that will be undertaken.

- 6.12** How will we know that the Resident Steering Group has succeeded? – PH responded that this would be difficult to develop Performance Indicators for, however for other areas such as there being no conflict will be covered by a code of conduct and not losing the membership will be covered by ensuring support from the Resident Advocate and the Independent Resident Adviser.

**7 Meeting Close**

- 7.1** As there was no further business, PH thanked everyone for coming. The meeting closed at 8.40pm.

**8 Date of the Next Meeting**

- 8.1** The next meeting will be on Tuesday 5<sup>th</sup> March 2019 at 7pm in the Docklands Sailing Centre to formally elect the members of the Resident Steering Group and launch the consultation.

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