



Minutes of the Joint Meeting

Wednesday 24th October 2018

I

Present

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

Minutes - agreed

SCS Q&A

- | | Action |
|---|---------------|
| 1. Still 15 questions outstanding from Hunters, Survey Consultants, and some costings from OH. These will be done soon. | Leila |

Draft Terms of Reference for the Steering Groups

2. These are for discussion and adaptation by each steering group.
3. The membership of the groups will be more of an issue as it may need to include groups that are not directly affected by development options, but are affected indirectly.
4. Point 13 and 14, other parts of the estate are affected by any decisions made by the Focussed part, and this has issues for the future of the unaffected parts. Do they need to be represented in a voting capacity.
5. Balloting – is this going to be guaranteed no matter what the London Mayor recommends.
6. The Residents' Charter needs to be included in the ToR under Point 3
7. Some of the prioritising in point 3 may need to be changed.
8. New point 4 will clarify that residents will have the final say through the ballot if there is any disagreement.
9. New point 25 ?
10. Point 28 – it needs to be very clear when a project has been finished and the steering group ends.

11. If the SG continues for some time or changes its focus, there needs to be a mechanism for electing or changing membership.
12. If a block has finished refurbishment, the resident members from that block may need to step away,
13. The quorum needs to be changed to be 50%
14. The Steering Group needs to keep the Estate TRA in the loop so they can keep an overview of the estate
15. Larger blocks may need higher proportional representation of the SG than smaller blocks.
16. The ToR will be discussed further by the residents group
17. OH has been carrying out a tenancy audit prior to the Island Team involvement, though the Island Team is helping with the audit.

OH Team and Structure Changes

18. OH is setting up a separate Regeneration Department instead of 2 separate depts. The Island Team is part of this new dept. This will start on the 1st November.
19. The tenancy audit is preparation for the work the Island Team
20. There needs to be a clear structure showing how everyone fits in and their responsibilities on the website. Leila
21. There is no timescale envisaged for the Island Team – it depends on the residents' pace. Alice Shepherd seem to be keen to get started.
22. Meetings are arranged for Tuesday 6th November for Kingsbridge and 13th November for Barkantine. These meetings need to be well advertised and prepared for, possibly with a pre-meeting
23. **Resident Engagement Brief**
24. This has been prepared by OH and will be distributed by email. It seems to have addressed our needs. Mike
25. Mike Johnson will be invited to the meeting in November or December and Richard will be asked to come in Jan / new year Leila

New Role of the 4EF

- 26. The ToR for the 4EF are changing now that Project Stone has gone, but OH seems to be leading on the way forward now. We need to review out ToR
- 27. The Steering Groups will be taking the lead on estate projects so our role will be to ensure there is transparency and that best practise is followed.
- 28. We will continue to gather information and pass this on to residents and steering groups as appropriate.
- 29. There is a new 5 year corporate plan on the website which lays out the new CEO's and Boards' intentions.

Arthur
&
Mike

Alice Shepherd and Oak Conversation

- 30. St Johns' had a well attended meeting and residents want to get going on the consultation.
- 31. Kingsbridge residents' may need a different approach for their conversation and a tailored way forward. Each estate will have a different approach according to their circumstances.
- 32. Kingsbridge does not have a community space big enough to accommodate enough residents. There may need to be special arrangements to make any engagement effective.

Residents' AOB

- 33. The deal for residents in the first set of conversations may set the benchmark for the other Estate projects. If the first group is made up of residents who are looking favourably on being rehoused we need to take this into account.
- 34. Standard Offers will be on the agenda for the next residents meeting so we can be well informed and prepared for when offers are discussed.
- 35. While each estate will negotiate what is best for themselves it will affect all the deals made on other estates. The 4EF needs to work together to support each others' estates.
- 36. Each estate needs to be treated differently so each estates' deal needs to be different. Each deal needs to be seen as a separate deal and must not determine any other block's deal.
- 37. Each estate has different "value" to be taken into consideration (eg river views).
- 38. To be inserted into Steering Group ToR - Each of the block steering groups under consideration should not vote on any decision that takes land from or affects other blocks outside of their own area of influence.
- 39. 4 properties in Michigan Hse have already been bought up by OH for market rents. The outcome of any ballot may be up to the voting criteria of the Steering Group eg does being a non resident leaseholder have a vote. It would not have to follow the London Mayor's voting criteria (because it's under 150 properties), but it should follow best practise.

Glen

40. Perhaps the whole estate should vote on the deal, rather than just the affected blocks.

Next Meeting

4EF Residents – Wednesday 14th Nov

4EF JV Wednesday 28th Nov