



Minutes of the Meeting

14th November 2018

Present -

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

Advisor: Mike

Apologies: Arthur, Jackie

1 Minutes of the meeting held on 10th October 2018

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

1.2 GP suggested an amendment to 33 the draft minutes of the Joint Minutes of 24th October 2018 that will be considered by the meeting on 28th November 2018. It was agreed that GP had received a response from PH on this question and therefore 33 should have a further sentence that reads "PH confirmed that each Steering Group would have its own conversation and any offer documents agreed as part of that conversation would not necessarily carry over to a different steering Group". **AC**

2 Matters Arising from the meeting held on 10th October 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
- Best Practice in Resident Engagement Workshop
- Meeting with LBTH Officers
- Stock Condition Survey
- Samuda TRA
- St Johns TRA
- Kingsbridge TRA
- Barkantine Meeting
- November Newsletter
- Website
- Non Resident Leaseholders

- 3.2 MT highlighted the next steps that the St Johns TRA had agreed, which will culminate in the election of a Resident Steering Group in December 2018.
- 3.3 MT then went on to report on the Kingsbridge meeting. The TRA will be discussing the way forward at their next meeting in December 2018. MT has a pre meeting with Paul Handley and the Chair tomorrow.
- 3.4 The Barkantine meeting was held last night. MT advised that the residents from the block concerned were pushing for swift action and were not keen on having a resident steering group. MT agreed to discuss how they want to proceed.
- 3.5 MT will be attending the Samuda TRA meeting on 29th November to give them an update on what is happening across the Island.

4 Draft November 2018 Newsletter

- 4.1 MT drafted a newsletter for the 4EF to discuss. MT advised that it needs to be updated following the meeting last night on Barkantine.
- 4.2 It was agreed that any amendments should be forwarded to MT by midday on Friday 16th November 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 Fair Deals & Standard Offers

- 5.1 GP circulated a report on fair deals and standard offers that he has investigated on other regenerations schemes around London.
- 5.2 Social Rents – GP advised that the OHG offer in the Kingsbridge document is one of the best offers and we as a 4EF should be supporting the Steering Groups to nail the offer down. MT advised that this offer is probably only for existing tenants and new tenants will probably pay more.
- 5.3 Service Charges – GP advised blocks with few services like Kingsbridge could be hit hard with increases with charges for lifts, door entry systems etc...
- 5.4 Council Tax – GP advised that Council Tax increases on new build are likely to jump two bands.
- 5.5 Option Appraisal – GP drew attention to the transparency issues and after some discussion it was agreed to ask OHG which of the financial viability assessment elements will OHG disclose? In addition it was agreed to ask for confirmation that the Argent are

AC

no longer involved. AC to take this up with OHG in order to get the confirmation in writing.

- 5.6** Best Deals for Leaseholders – GP highlighted the differences and gave the Blackwall Reach and Merton examples. He spoke about:
- Shared Equity in replacement new builds
 - Home Swaps
 - Development value in leasehold properties
- 5.7** There was a discussion on whether GP's questions should be put to OHG now. It was agreed that they should be passed on to the Steering Groups for them to ask. MT was also asked to merge them with those that he has prepared and rank them in a priority order. **MT**
- 5.8** EJ suggested that we ask OHG for a report on the demographics of their stock. AC to request this from OHG. **AC**
- 5.9** There was concerns raised that leaseholder issues were not being taken seriously.
- 6** **4EF Constitution - Review**
- 6.1** MT had undertaken the review as requested. MT reported that it was difficult as he had written the constitution in such a way that it did not directly refer to Project Stone. Never the less he had suggested changes to take account of the roles of the Steering Groups. Two additional amendments were suggested. It was agreed to consider them at the December meeting as 21 days notice is required to change them. AC to formally circulate them next week. **AC**
- 7** **Steering Groups – Model Terms of Reference**
- 7.1** The changes agreed at the last meeting were circulated. A few more changes were suggested including referring to them as Resident Steering Groups. MT agreed to circulate the revisions so that the Groups have them available to consider. **MT**
- 8** **Joint Engagement Workshop on Best Practice**
- 8.1** MT advised that this has been organised with TPAS and as it involves OG staff as well the venue will need to be larger. Therefore it will be at Phoenix Heights on Wednesday 5th December.
- 8.2** 4EF members who needed transport should let Leila Arafani know and she will arrange taxis.
- 9** **Agenda for next JV Meeting**

9.1 Arthur advised that Mike Johnson cannot attend the November meeting.

10 Any Other Business

10.1 EJ and KW gave their apologies for not being able to attend the next meeting.

11 Dates of Next Meetings

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