



Minutes of the 4EF Meeting

Wednesday 27th February 2019

Present

Residents: Lesley, Jill, Heidi, Pam, Arthur, Ahmed, Glen, Deidre, Maggie,
Jackie, Eliza, Maureen, , Roy,
OHG: Paul, Leigh Pattison,
Advisor: Mike
Apologies: Leila, Kim, Danny, Candida,
Observer: Fabian

Apologies: Kim, Danny,

1. Minutes – agreed

Joint part of the meeting with OH

Regeneration Team Update

2. Leigh Pattison has joined the team as a manager for the Bellamy and Kingsbridge Consultation. Leila will be managing Alice Shepherd and Oak, and Kedge, Winch and Starboard. There will be 2 more team members joining soon to make up the full regeneration team.
3. Where the team will be based is still unclear. The Samuda office is in too bad a condition to be used.

Bellamy Close and Byng Street

4. Bellamy Close has 25 properties in close proximity to the new Alpha Square development in Byng Street and will be severely affected when the building work begins.
5. OH has been meeting with the residents and they have elected a steering group.
6. The interviews for Independent Advisor are going to be on the 11th March.
7. BC will have a choice between being redeveloped or staying as it is.
8. A joint venture with Alpha Square is no longer being considered, but a stand alone development can be one of the options to be discussed by residents.

Stock Condition Survey works

- | | |
|--|-----------------------------------|
| 9. Neal Ackral and Luke Driscoll are OD Operations Directors that have an overview of the works being considered as a result of the SCS. They could come to the next meeting to discuss the work being undertaken. | To be invited to the next meeting |
| 10. Gary has finished his invasive survey of Kelson, and is making recommendations in his report to be agreed in March before work can begin. | |
| 11. Updates on SCS work will be a standing item on the agenda. | |
| 12. Can OH keep residents affected better informed about what is happening to their blocks and estates. | Paul |

SCS survey Q&As

- | | |
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| 13. There are a couple of questions still needing to be addressed and will hopefully be resolved and completed soon. | Leila and Mike |
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Residents Charter Questions

- | | |
|---|------|
| 14. This will be an ongoing piece of work over the next few years and will develop as more information becomes available and decisions are made. It needs to be completed before any final vote is made. | |
| 15. Each steering group will be guiding the charter to meet the needs of its residents. | |
| 16. Some of what goes into the charter is dependent on options and services that will be decided later. | |
| 17. There are some key principles that can be answered and committed to fairly soon. | |
| 18. The residents charter will be like an executive summary / headlines from the landlords offer that will be made to residents so they can be clear about how any vote will affect them. | |
| 19. Each Steering Group will be managing it's own charter but there will be a lot of overlap between projects. It will be fair so all residents across each estate get as good a deal with some local flexibility where applicable. | |
| 20. We will get the Camden Offer Document and Charter to compare, and others are available online. | Mike |
| 21. If a question cannot be answered straightaway, a timescale will be provided so it doesn't just keep getting delayed as has happened with the SCS Q&As | |
| 22. 2 of the Steering Groups have asked for a monthly newsletter so they can all be keep abreast of what is happening. | |

Advocate / Advisor roles

23. Mike, as residents' advocate, will be unequivocally on the side of the residents (a resident by proxy)
24. OH thinks the Independent Advisors to the Steering Groups should be more impartial and should follow best practise. IAs should make each party aware of the consequences of what is being considered.
25. There may sometimes be a conflict of interest in Mike's role as advocate to a steering group and Advisor to the 4EF.

AOB for OH

26. Confidentiality Agreements

Steering group members have had to sign a Confidentiality Agreement so would this effect openness and transparency? This will actually only apply to commercially sensitive information (eg bids and prices).

27. Estate Regeneration Budget - there is a proposal for an Estate Improvement / Regeneration budget under consideration. Residents could have a key role in deciding how this is spent.

Residents only part of the meeting

4EF AGM

28. Kingsbridge, St John's and Barkantine TRA and LAs have appointed their representatives to the 4EF. Samuda has been unable to but the previous representatives will continue to attend until we are notified otherwise.
29. *Estate Representatives:*

Barkantine:	Ahmed Hussain, Glen Power, Roy Williams, Arthur Coppin
Kingsbridge:	Pam Cole, Deidre Benjamin, Danny Waites
St Johns:	Jill Skeels, Jackie Campbell, Maggie Phillips, Maureen Mallett
Samuda:	Candida Ronald, Heidi Tan, Lesley Evans
30. Co-optees: Kim Willcock (St John's), Eliza Janiec (Kingsbridge)
31. *Officers elected*

Chair:	Candida Ronald
Vice-Chairs:	Maggie Phillips, Ahmed Hussain
Secretary:	Arthur Coppin
32. Eliza will make a presentation at the next meeting about holding OH to account.

Eliza

Advisors report (attached)

33. The Regeneration Team team is making appointments to talk to residents but some residents have asked their TRAs for a prompt to suggest possible questions they can consider during their visit. This has been done and has made the process more useful.
34. Steering Gp Independent Advisors: There have been expressions of interests for the advisory posts from most of the organisations contacted.
35. Further to the discussion earlier about the independent advisor's (IA) neutrality – it was agreed that perhaps the IAs should be looking out for residents interests more than OH's.
36. Steering Groups should be inclusive of non resident Leaseholders so they can be represented.

Joint meeting with Steering Groups

37. We will invite Steering Groups to a get together with the 4EF and network to share experiences and discuss what support different groups would like from the 4EF and how Groups would work together.
38. We will wait for the 3 Groups to be fully established before we go ahead.

Joint Ventures (see attached doc)

39. We need to clarify whether OH is looking at potential Regeneration as a JV or independently.
40. If it looks for a JV partner it would have help financing the project but would lose some control over how much social housing was included and the interests of the Partner might conflict with residents' interests

AOB

41. Residents Minutes will not have restricted access or be confidential and will be available on the website.
42. What is the relationship Paul and his team should have with the Steering Groups? Is it seen as an advisory role or an executive one?
43. We will invite representatives from the Bellamy Close / Byng Street Steering Group to attend the next 4EF to see if they need any support or what involvement they want.
44. Samuda TRA is in the process of establishing itself and needs time to develop its membership. It may not be in a position to elect 4EF representatives for a while.



Report of the Independent Advisor

27th February 2019

Residents' Meetings

I have attended the following meetings since my last report:

- St Johns Leaseholders Association
- St Johns TRA
- Alice Shepherd House & Oak House Resident Steering Group
- Meeting of Kedge House, Starboard Way and Winch House residents
- Meeting of Kingsbridge Estate Residents

Other Meetings

I have had meetings with:

- Leila Arafani - OHG

Alice Shepherd & Oak Houses

Since the last report, I have supported the TRA to issue a newsletter following the second meeting of the Alice Shepherd House & Oak House Resident Steering Group which was held without OHG being present. The theme of the newsletter was to advise residents of the kind of issues that they may want to

On Monday 29th January 2019, the meeting of the Resident Steering Group took place. They agreed to appoint me as their advocate. The Resident Steering Group have so far agreed:

- The brief for a Residents Adviser
- To appoint me as an advocate for the residents
- To ask 56 questions of OHG which will help develop the Residents Charter
- The one to one survey to be undertaken by OHG staff.
- To meet on the 4th Monday of each month

Kedge, Starboard & Winch

The residents had an open meeting on Thursday 21st February 2019 at which 14 residents were appointed as members of the Resident Steering Group. They also agreed to appoint me as their advocate.

The meeting received a report from Alison White of OHG on the issues so far raised in the one to one surveys that has been undertaken. So far 77% of the residents have been interviewed.

They have also agreed to meet again on Thursday 14th March 2019 and will consider:

- Adopting Terms of Reference
- To look at the questions for OHG
- The draft brief to appoint the Residents Adviser
- The draft brief to appoint architects

They are keen to appoint architects to ensure that the options are considered by residents as soon as possible.



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Kingsbridge

The Kingsbridge TRA will be hosting a meeting on Tuesday 5th March 2019 to appoint the Residents. So far, wrote to all residents in the week commencing 7th January 2019 to outline what will be happening residents have put themselves forward. A briefing session was held on Tuesday 12th February 2019 for residents to understand what being a member of the Resident Steering Group means.

Samuda TRA

The TRA met on Wednesday 30th January 2019 but did not elect their 4EF representatives as some present stated that the elections had not been advertised. This was postponed until Wednesday 20th February 2019. The meeting on Wednesday 20th February 2019 was not held because it had not been advertised.

Website

The website has been revised so that it is keeping residents in the three conversation areas informed.

The statistics from the website showing the number of visitors this month has increased again and peak on the days following the different meetings across the Island. At the meetings I have been advising residents what is on the 4EF website so it is good that residents are using it as a resource.

DATE	VISITORS
February 2017	237
March 2017	189
April 2017	202
May 2017	627
June 2017	236
July 2017	442
August 2017	333
September 2017	428
October 2017	386
November 2017	336
December 2017	333
January 2018	292
February 2018	514
March 2018	857
April 2018	502
May 2018	409
June 2018	371
July 2018	354
August 2018	381
September 2018	398

Kingsbrige Estate: Financial Viability Assessment
(Project Stone Version 1 tenure split at 2017 market values)

Tenure and number of units	Revenues
1. Private sales 285 units	£169m
2. Social rent replaced - 80 units (size mix to reduce overcrowding)	£7.88m
3. Shared ownership: 26 new buyers	£8.18m
4. Shared ownership for 16 returning owners	£1.6m
Subtotal: revenues from 'affordable'	£17.66 (£7.88m + £8.18m + £1.6m)
5. Commercial/retails units	0. Assume no/minimal rent from shops etc.
6. GLA grant	Assume none Could be £6m like 2017 bid
Total	£187m

Costs	Totals
1. Construction costs: materials & labour, medium/high rise blocks	£94m
2. Professional fees & contingency: 15% of construction costs	£14.1m
3. Compensation to owners: resident and non-resident	£12.9m
4. Compensation to tenants	£0.58m
5. Temporary accommodation	£0.26m
6. Demolition	£0.81m
7. Community Infrastructure Levy	£2.1m
8. Marketing costs: 3% of value of (285) private sales units (£169m)	£5.1m
Total costs so far	£129.85m
9. Borrowing costs @ 5% of total costs	£6.5m
Total	£136m

Surplus distribution	Totals
Surplus before profit = £187m revenues – £136m costs	£51m
Maximum profit level: including 20% on private sales revenue	
a) Affordable units: profit @ 6% of £17.66m	£1.06m
b) Private sales units: profit @ 20% of £169m total sales value	£33.8m
c) Total Profit (a+b)	£35m
£ Remaining (£51m surplus – £35m profit)	£16m
Minimum standard profit level: 10% on cost	
Profit margin as 10% of total costs	£13.6m
£ Remaining (£51m surplus – £13.6m profit)	£37.4m
Difference between max/min standard profit levels (£35m-£13.6m)	£21.4m
Surplus allocations (out of £51m)	£/%
Developers maximum profit (20% GDV on private sales)	£35m (68%)
S106 agreement payments for infrastructure or affordable housing	£16m (32%)
Extra benefits to residents beyond legal minimum compensation	£0/0%

Project Stone: overview of tenure split and number of new flats

Tenure by estate in 2017 (including RTBs since Project Stone figures 2015)

Estate	Tenants	Owners
Kingsbrige	80 (60%)	54 (40%)
Samuda	348 (69%)	158 (31%)
Barkantine	445 (58%)	324 (42%)
St Johns	308 (50%)	309 (50%)
Totals	1,181 (58.2%)	845 (41.7%)