

Minutes of a meeting of the Resident Steering Group for Alice Shepherd House & Oak House held on 28th October 2019 at the St Johns Community Centre

Residents Present:

Ashley Lowther – Alice Shepherd House
Jane McGregor – Alice Shepherd House
Nadia Mahmood – Alice Shepherd House
Sharon Holmes – Oak House
Alia Begum – Alice Shepherd House
Noel Redmond – Alice Shepherd House

St Johns TRA Committee Members Present:

Jill Skeels – TRA Vice-Chair
Jackie Campbell – TRA Secretary
Maureen Mallett – TRA Committee Member

Others Present:

Lee Page – Independent Resident Adviser – TPAS
Mike Tyrrell – Residents Advocate
Mynul Islam – One Housing Group
Alison White – One Housing Group
Leila Arefani – One Housing Group
Paul Handley – One Housing Group
Spyros Katsaros – PRP Architects
Daniela Rodrigues – PRP Architects

Apologies:

Darren Brown – Alice Shepherd House
Sulfa Begum – Alice Shepherd House

1 Welcome & Introduction

1.1 MT welcomed everyone to the meeting. The apologies that were given are noted above.

2 Minutes of the Meeting held on 23rd September 2019

2.1 The minutes of the meeting held on 23rd September 2019 were noted as a true record of the meeting.

2.2 Prior to the beginning of the meeting AL stated that she was considering quitting the group as she felt the attendance of residents was pointless given the continued deterioration of the day to day services within Alice Shepherd House. If OHG continued to fail to deliver the basic services to maintain the current block she failed to see the point in discussing upgrades and potential major changes to the

homes if they would then be subject to the same poor service delivery.

A general discussion then took place with all residents present agreeing that the failure of OHG to deliver services to anywhere approaching a basic standard threatened the regeneration project. PH stated that he had raised the issues internally and would continue to do so directly with the Chief Executive. MT will write to OHG outlining the failures in service delivery and also that OHG officers had failed to respond to a written list of issues at the previous TRA meeting despite have sufficient time to do so.

MT

Relationships with the Regeneration Team, whilst currently good, were being undermined by the failure in service delivery.

3 Matters Arising

3.1 MT noted all of the action points from the previous minutes had been addressed and there were no further actions other than those discussed in the previous item.

4 Attendance

4.1 It was noted that there was again a disappointing turnout for tonight's meeting

5 Update on Surveys (taken after the fire report update)

5.1 LA stated that in addition to the previously noted surveys a tree survey would be starting on site next week and that briefs had been issued for both structural and engineering surveys (deadline of 15/11 for returns).

Briefs were currently being prepared for

- Transport
- Accessibility
- Mechanical and electrical

6 Update fire at Alice Shepherd House

6.1 PH introduced this item and noted that both the police and fire brigade investigations were still ongoing so there are some areas that OHG can't yet respond to. The TRA had submitted a list of points that they wished to see addressed and PH stated that a letter to all residents in Alice Shepherd House would be sent out within the next week and will address these areas of concern.

He then ran through the draft response caveating two areas where he was still awaiting confirmation.

The initial review undertaken by OHG has shown inadequacies in the post incident response.

7 Introduction to PRP Architects

7.1 SK gave a brief presentation to introduce PRP to the Steering Group, particularly the members who had not been present on the selection panel. An early question concerned the inclusion of the community centre/old housing office on the land at the rear of Oak House? PH stated that it had been included in the brief as it would be sensible to look at the impact of any scheme on this land from the outset but that discussions hadn't been held yet with residents on the Samuda Estate.

7.2 SK stated that there were essentially 4 stages to the project between now and the projected completion date in May 2020. He then ran through the 6 options that could be selected by residents but noted that the final choice could reflect a combination of more than one. He then set out a projected timeline through to May 2020 but stressed that this could be changed as the project moved forward.

7.3 Having seen the work to be undertaken within the proposed timeline there was some concern that this was a lot to complete and the group agreed that they are more comfortable with a slower pace although acknowledged that there needed to be some momentum in order to ensure that there was as little uncertainty as possible over what would happen to the blocks.

8 Open Exhibition for Residents

8.1 SK said that the suggested dates of 14th & 16th November are too close and asked that the exhibition be moved back to 28th & 30th November. This was agreed. At present this should be held at 50p Club. AW/MI to confirm.

AW/MI

Refreshments will be provided.

8.2 The display Board will be brought to the next meeting of the Steering Group for approval but drafts will be circulated in advance to allow for any suggested changes to be made.

Future drafts would be presented at meetings of the Steering

Group and changes can be incorporated, but the timetable for the end of November is too tight to allow this for the first event.

9 Date of next meeting

9.1 25th November 2019

9.2 Although the December meeting has been cancelled LP suggested that this be reinstated to consider comments made at the first exhibition/drop-in event. This was agreed subject to it being the only agenda item. **LP**

9.3 16th December 2019 – single item agenda

10.0 Any Other Business with OHG Officers present

10.1 None

10.0 Any Other Business without OHG Officers present

10.1 None

Meeting closed at 9.00 pm