

# **Minutes of a meeting of the Resident Steering Group for Alice Shepherd House & Oak House held on 23<sup>rd</sup> August 2021**

## **Hybrid Meeting held In Person/Zoom**

### **Residents Present:**

Nadia Mahmoud – Alice Shepherd House  
Jane McGregor – Alice Shepherd House  
Ashley Lowther – Alice Shepherd House  
Sharon Holmes – Oak House  
Cynthia Owusu – Alice Shepherd House  
Darren Brown – Alice Shepherd House  
Sulfa Begum – Alice Shepherd House  
Maggie Phillips – St John's TRA

### **Others Present:**

Lee Page – Independent Resident Adviser – TPAS  
Mike Tyrrell – Residents Advocate  
Leila Arefani – One Housing  
Mynul Islam – One Housing  
Spyros Katsaros – PRP  
Jonathan Finch - Lichfields

### **Apologies:**

Habib Amod – Alice Shepherd House  
Sameena Raouf – Alice Shepherd House  
Jill Skeels – St John's TRA  
Emma Leigh Price – One Housing  
Paul Handley – One Housing

## **1 Welcome & Introduction**

1.1 The apologies that were given are noted above.

## **2 Notes of the Meeting held on 26<sup>th</sup> July 2021**

2.1 Accepted as a true record of the meeting

## **3 Matters Arising**

3.1 From the previous matters arising, LA had followed up and a letter of apology had been issued to residents. There were still issues with the planned works.

3.2 4.1 LP had spoken to absent SG members and SB will be attending tonight.

3.3 5.7 A briefing note had been circulated to SG members

- 3.4 6.7 Still no official confirmation from the GLA but financial appraisals were continuing based on an assumption on grant levels being similar to the existing programme. MT believed there is a precedent for obtaining funding on the re-provision of existing homes.
- 3.5 7.2 reconfirmed that the visit to New Union Wharf would take place on 18<sup>th</sup> September. SG members to speak to their neighbours to raise awareness. Also to be included in the OH newsletter.
- 3.5 9.2 Squatters had been evicted from the community centre and internal discussions were being held around future security of the centre.
- 3.6 9.1 Already addressed.
- 3.7 9.2 MT had forwarded the email at the end of the last meeting.
- 3.8 A meeting of the SG to discuss the Offer Document had taken place on 16<sup>th</sup> August with the next meeting planned for 20<sup>th</sup> September. Venue will be Island House unless the One Housing Community Centres are available for use.

#### **4 Attendance**

- 4.1 Addressed under matters arising

#### **5 Updated designs from PRP**

- 5.1 The updated designs only considered the three options which looked to be financially viable. That is both partial redevelopment scenarios and the full redevelopment option.

- 5.2 SK gave a presentation on the designs

##### **Partial redevelopment – scenario 1 (Oak House retained)**

- 5.3 This option saw the Alice Shepherd House site with 2 blocks which had been staggered in order to provide better green spaces. New block on existing community centre site is the same as previously. He gave an overview of the changes that had been incorporated and the reasons behind them. Buffer zones between blocks was above the minimum required under planning policy. Some example images were shown.

- 5.4 The design has improved green spaces but the blocks themselves were 12 & 16 storeys (blocks B & C) on the Alice

Shepherd House (Alice Shepherd House is 10 storeys) site and the block on the community site centre (block A) was 20 storeys (Oak House is 3 storeys). Block A was forced upwards due to the constraints on the site if Oak House is retained.



- 5.5 SH said that Oak House would be overshadowed and that the pictures should reflect the overshadowing more graphically. SK accepted that there would be overshadowing but felt that sunlight would still be OK for a large part of the day. SH disagreed. SK accepted that there were challenges to the design.
- 5.6 SH queried were the reasons for increasing the height of block A as opposed to blocks B & C? Also need to be able to re-provide for those moving from Alice Shepherd House. LP pointed out that this was one option around the phasing of the building, but it could be that residents move away for longer (on a temporary basis) and move back to the Alice Shepherd site. JM felt that residents wouldn't vote for this option. LA confirmed that there was no obligation to re-provide for non-resident leaseholders.
- 5.7 MT queried how many flats per floor was in block A as this seemed to over-provide for ASH. Why wasn't a linear block considered extending further South which could provide, dual

aspect, deck access and be lower with blocks B & C built higher? Why is taller block at the South end of the site when the council want taller blocks towards the North?

- 5.8 SK said that retaining deck access had been attempted but it doesn't fit if Oak House is retained. Block A has about 100 homes in the design. The spit of land to the South of block A wasn't wide enough to extend the block in that direction. SK said that block height was aimed at the maximum but that it could come down to 10 storeys and B & C built up.
- 5.9 JM asked to move on as she didn't believe anyone would vote for this. DB and SH agreed. SH felt that this was an option put forward just to be put aside. AL said that nothing in this design represented what had been put forward at the exhibitions. MP agreed that this was nothing that had ever been put forward.
- 5.10 AL said that blocks B & C were all internal access (no decks). Residents don't want to live in hotels.

**Partial redevelopment – scenario 2 (Alice Shepherd House retained)**

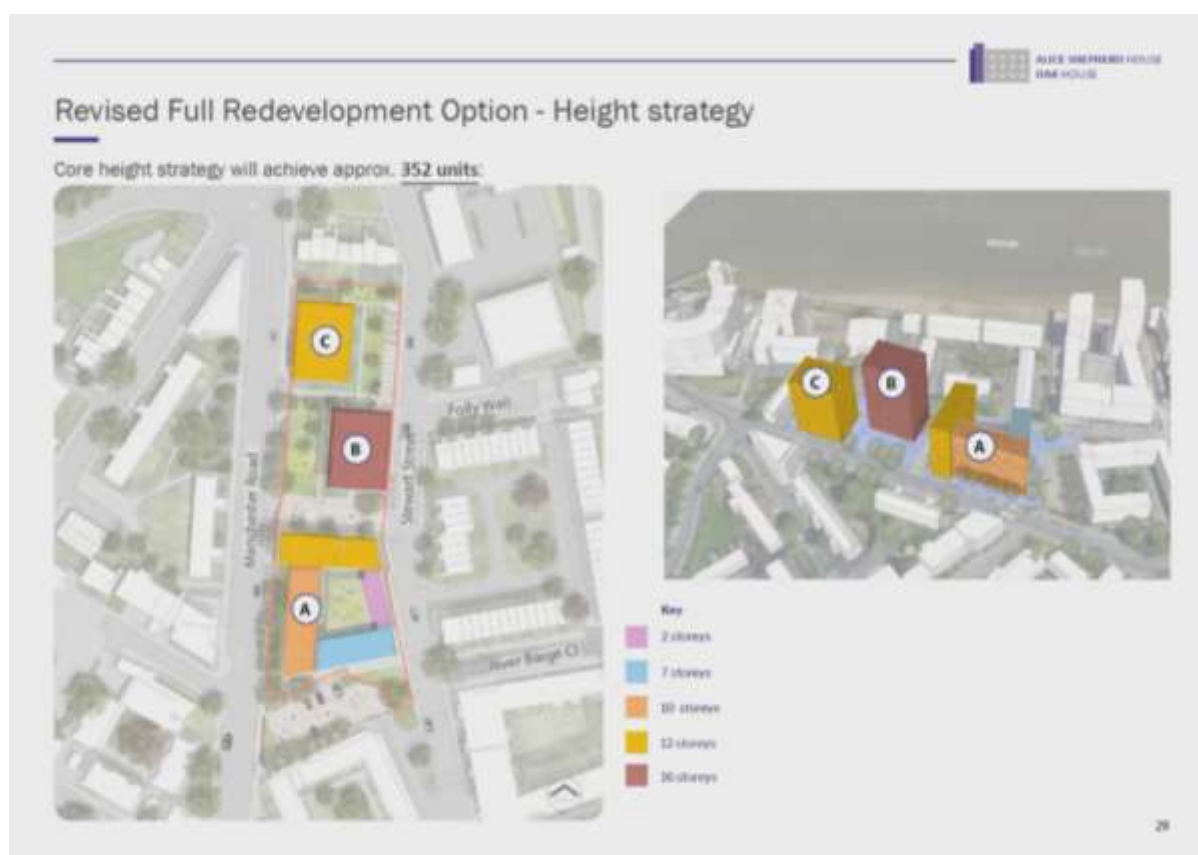
- 5.11 SK spoke to this design which saw improved green areas at Alice Shepherd House with the southern site developed with a four-sided block with a central garden area. SH asked if the deck access could be moved to the external side of the block with balconies on the internal sides This can be done.
- 5.12 There was a new 'side' to the development of two-storeys above the re-provided community centre. JM asked for a 3D model as it was difficult to visualise based on the presentation.
- 5.13 There was a discussion around the orientation of the block and the views that residents would enjoy. Exploration of the 2-storey block on the Manchester Road side.
- 5.14 There was then a discussion as to what should be in any offer document in that residents of Alice Shepherd House should have priority for obtaining a home in the new block – otherwise why would they vote for it if there was no benefit? LA felt that there may be an impact on the financial viability of this was the case.
- 5.15 NM raised a question re noise transmission given that people were increasingly working from home. Also wanted to know if the SG were missing something? Would the river views be for private sale? SK said that daylight/sunlight work would be undertaken. In terms of noise, some of this would be picked

up in the detailed design but in general terms the outline design and planting is undertaken with a view to minimise noise. The number of homes needs to be sufficient to fund the building of those being re-provided and others for social rent. The views would be for all, not one particular group.

- 5.16 AL asked if these options to go to the next exhibition. LA confirmed that this was the intention. SH felt that these options can be improved before going to the wider resident group. LP said there were two aspects, the design of the blocks (PRP) and the offer to residents (One Housing).

### Full redevelopment

- 5.17 This was a combination of the two partial designs with the Alice Shepherd site as per scenario 1 and the Oak House as per scenario 2.
- 5.18 All heights are looking for the maximum that could be obtained as daylight options need to be explored. Concern was expressed around rooftop communal areas and the desirability of these given the potential impact on others.



- 5.19 In this design Block C is 12 storeys, Block B 16 storeys and Block A is 2 storeys (pink), 7 storeys (blue), 10 storeys (orange) and 12 storeys (yellow). The higher part of Block A has been placed on the North side so it might not be possible

to 'flip'. There is the potential for all of the blocks with A to be lower. LP expressed the fear that by going for the maximum heights, this might become the accepted design rather than something that could be altered.

- 5.20 SH asked about evening out the floor heights on block A but higher heights on the southern side might start to impact on sunlight hours.
- 5.21 JM asked about the impact of building heights at Capstan Square and New Union Wharf on potential views from Block A. There were restricted views currently within Alice Shepherd House towards the river depending on height within the block.
- 5.22 LA said there was no exact detail as to where social housing and that for sale would be but that Block A would definitely have existing residents. Looking for a mixed community. Current design had made some general assumptions as to size of homes within them. There was also a need to survey residents as to housing need – after any ballot as households are constantly changing in size. DB said this still should happen even if one block was retained.
- 5.23 Current numbers were based on estimates on floor space in each block. So there was an estimate on how many and what size in the blocks. These numbers can be generated but are always subject to change as new, more precise information, emerges.
- 5.24 MP queried whether there would be separate entrances for social housing tenants? LP said, and JF confirmed, that this wouldn't be permitted by planners. The approach is that you shouldn't be able to tell social from private housing from the outside.

## **6.0 Planning Requirements - Lichfield**

- 6.1 JF gave a presentation on the general planning principles that apply. National policy is linked to the London Plan which in turn links to the Local Plan. Each is more detailed but the overarching strategic approach is reflected.
- 6.2 He looked at the link between the resident ballot process required for regeneration and the resulting planning requirements in terms of consultation to deliver the best outcomes for communities.
- 6.3 Ballots should take place before the design is fixed. If proposals changed drastically during the planning process,

there would be a need for another ballot.

- 6.4 The pre-planning process is undertaken in order to identify any key planning issues. Will take place with both the Council and the GLA. Planning should take 16 weeks once an application is submitted.
- 6.5 Key planning issues are likely to be around making efficient use of land, re-providing existing homes, building heights, daylight and sunlight, design quality, affordable housing, parking, sustainability and resident consultation and engagement.
- 6.6 NM felt that the principles outlined aren't being followed in practice.
- 6.7 Given the time of the meeting and the amount of information given out the Group asked for the presentation to be delivered at a later meeting so that all of the information could be properly considered. Co asked about the political aspect of what has been said and LP explained that each borough interprets the requirements in line with their own political needs.

## **7.0 Date of Next Meeting**

- 7.1 27<sup>th</sup> September 2021
- 7.2 Further Meeting Dates were agreed as follows
- 25<sup>th</sup> October 2021
  - 22<sup>nd</sup> November 2021
  - 24<sup>th</sup> January 2022

## **8.0 Any Other Business with OHG Officers present**

- 9.1 None

## **9.0 Any Other Business without OHG Officers present**

- 9.1 None

## **10.00 Meeting closed at 9.20 pm**