

Minutes of a meeting of the Resident Steering Group for Alice Shepherd House & Oak House held on 22nd November 2021 Hybrid Meeting held In Person/Zoom

Residents Present:

Jane McGregor – Alice Shepherd House
Ashley Lowther – Alice Shepherd House
Sharon Holmes – Oak House

Others Present:

Lee Page – Independent Resident Adviser – TPAS
Mike Tyrrell – Residents Advocate
Emma Leigh Price – One Housing
Leila Arefani – One Housing

Apologies:

Jill Skeels – St John's TRA

1 Welcome & Introduction

- 1.1 The apologies that were given are noted above.
- 1.2 LP informed the meeting that, due to some confusion with the Hall booking, tonight's meeting will have to finish by 8pm.

2 Notes of the Meeting held on 25th October 2021

- 2.1 Accepted as a true record of the meeting

3 Matters Arising

- 3.1 None

4 Attendance

- 4.1 None

5 Updated Feedback from October Exhibition

- 5.1 LA introduced this item with some background in that 62 households have now been contacted following the most recent exhibition (over 80% of households). Of these 65% were in favour of the full regeneration option, 19% had no preference between the full and partial options, 13% don't want to see any redevelopment and 3% were undecided. LP confirmed that this mirrored those he had spoken to (6 out of 7 want to see the full regeneration option)

- 5.2 In terms of the two blocks there was majority support for the full redevelopment option from residents in both blocks.
- 5.3 Identified concerns from the event and feedback was over the potential loss of views and the location of the re-provided community centre. Therefore, at the January event there will be a specific workshop on the community facility and where to locate it and there will be photos taken by a drone to illustrate the view from a specific point in the new development.

6.0 Alternative Design Option (PRP)

- 6.1 LA stated that One Housing and PRP had finally been able to meet council officers from the Planning Department and showed them both the current design and the alternative design that was being brought to this meeting. The meeting was held on 19th November 2021.
- 6.2 The feedback was that the planners will not support the new design and that this shouldn't be an option for residents to consider. The reason given was the height of the block on the Oak House site which is shown as 18-20 storeys. The site is outside of the tall building zone and there are concerns around overshadowing.
- 6.3 A discussion was then held where the SG expressed their unhappiness with the fact that One Housing did not now plan to present the revised design to residents due to the lack of council support. JM repeated her concern that all of the options required 330-350 homes on the site which she has repeatedly said is too many and the resulting development will be too densely developed.
- 6.4 MT questioned whether reducing the tower and increasing the height of the lower block would be possible. RP said that they could look at this as a possibility but that it might still not meet the planning requirements of not being higher than 10 storeys.
- 6.5 After discussion it was agreed that the 'new' design could be shown to residents at the January exhibition but that it would need overwhelming support from residents in order to challenge the council planning requirements. Planners were very clear that the taller blocks should be on the site of Alice Shepherd House
- 6.6 Returning to the point raised by JM, One Housing agreed to provide details of the financial calculations to show why so many homes were required on the site in order to make the scheme financially viable. Within this would be the

**One
Housing
to provide
from SQW**

assumption as to building costs and the potential sale prices of homes of different sizes

6.7 JM also requested that the January exhibition should give details of any investment works that would be undertaken under the 'do nothing' option and an indication as to when they would be undertaken. In this way residents can make a better informed choice.

7.0 Preview of Information for Final Exhibition

7.1 Not considered due to time constraints

8.0 Landlord Offer Document

8.1 Not considered due to time constraints

9.0 Project Timetable

9.1 Not considered due to time constraints

10.0 Date of Next Meeting

10.1 24th January 2022

10.2 Further Meeting Dates were agreed as follows

- 28th February 2022

11.0 Any Other Business with OHG Officers present

11.1 Not considered

12.0 Any Other Business without OHG Officers present

12.1 Not considered

13.00 Meeting closed at 8.00 pm