

Resident Steering Group Meeting for Alice Shepherd House & Oak House

Monday 26th June 2023

St John's Community Centre, Glengall Grove, E14

Attendance

Residents:

Ashley Lowther (AL)
Jane McGregor [JM]
Nadia Mahmood [NM]
Cynthia Owumo (CO)

One Housing Group:

Shaun Simpson – Regeneration Officer [SS]
Mynul Islam – Project Manager (MIs)

Residents Advocate.:

Mike Tyrrell [MT]

ITLA:

Ray Coyle – Open Communities, Chair [RC] and Murselin Islam (MI)

1. Welcome, introductions and apologies.

1.1. RC took the Chair and welcomed attendees. Apologies were received from Leila Arefani (One Housing).

2. Minutes of RSG meeting of May 2023

These were accepted as a true record of what was discussed at the meeting.

3 Matters Arising

3.1 (3.1) – An early conversation is required with the successful JVP on the provision of a community centre to replace the 50p club. RC said that this has been raised with the JVP on the estate walkabouts and will be touched on at interview stage. **Completed**

3.2 (3.2) – This was about what would happen if one of the four shortlisted companies dropped out. It was said in the last meeting that the reason for shortlisting four was in case one dropped out and this would still leave three in the running and not a two-horse race. **Completed.**

3.3 (3.4) - Visits to sites by JV candidates. RC suggested RSG members to meet up on Wednesday 6:30pm onwards and also invite more residents to the session to discuss the visits. CO will attend the visits. AL informed Angela and Nichole will be interested. These visits need to take place by end of the third 3rd week in July. **Still outstanding**

3.4 (3.5) – SS to check out the situation at No 48. Resident was contacted initially and now she is not well so has not been in contact. **Still outstanding.**

3.5 (3.6) – Decision on timing of the planning application. There is no set date yet. Mis and MT said it is aimed at submitting application in 2025 with an outcome summer 2025.

Action points from last meeting

3.6 (4.15) HACT link has been sent to all members. **Completed**

3.7 (4.22) Interview date is fixed for 4th and 5th July, 9:30am-1pm at 50p Club. MIs to ensure all relevant furniture/equipment are available to enable the interview settings. **Completed**

3.8 (5.2) Issue of downsizing/like for like for number of bedrooms is addressed in the Q & A which is due to be issued to residents next week. JM said she will not move to a one bedroom. MIs said OHG are in talks with LBTH to ensure all terms are clarified so that residents can understand how bedroom/bed spaces/adult children's re-housing are decided and it will be addressed in the Q & A information. **Ongoing.**

3.9 (6) Clarification required on priority bidding/decant status for Alice Shepherd residents. Those moving away permanently should receive the status once planning has been approved. Residents returning to the new site will receive the status closer to the demolition of the block. **Completed**

3.10 (4.14) AL asked whether there will be changes to tenancy/leasehold conditions. MIs said tenants will retain current tenancy conditions and may get updated clauses on general terms. Leaseholders will have standard OHG leasehold conditions. JM raised concerns on whether OHG will be able to manage the block as there will be more homes and currently tenancy/leasehold conditions are not enforced/implemented properly. Residents should not be able to use their homes as AIR BNB. RC said leaseholders have the freedom to let their property. MT added OHG's tenancy and leasehold management section is responsible for enforcing conditions. Leaseholders should provide information on sub-letting to OHG but not all do. Also it is harder to get court decision on leaseholder than it is tenants. **Completed**

3.11 AL requested OHG to review the tenancy/leasehold condition to reflect the current challenges as the existing terms are set many years ago. RC said tenants should look at their tenancy agreements and the clauses in them. AL asked to see examples of current tenancy agreements to compare with older ones

ACTION

OHG to provide current tenancy terms to compare

4. Update from OHG and Questions from Residents.

Procurement Process

- 4.1 MIs said JVP candidate interviews are planned for 4th and 5th July at 50p Club starting at 9:30am and finishing by 1pm.
- 4.2 RC said that anyone losing any income or incurring cost by attending the interviews can claim back from OHG. Details/breakdown/evidence of such claim will be required as part of the claim.
- 4.3 MIs informed they are arranging site visits by all shortlisted JV partners. Decision will be made after the interviews and the visits will help residents to give feedback to the assessment process. JM informed she will not be available for site visits from 24th July onwards. MIs said the aim is to have all done before then.

Action – OHG to organise JV partner site visits by target date of week commencing 10th and 17th July.

- 4.4 SS plan to visit flat 48 and waiting for tenant to contact.
- 4.5 MIs said one resident has moved out from Oak House and one adult child has been registered on the bidding system. Two/three adult children are in the process to be on the LBTH waiting list. AL said she would start the process of getting her bidding number so she will be in a position to move out as soon as she gets a decanting status.
- 4.6 Residents from Alice Shepherd House complained about children running around the building very late around 1am in the morning and OHG is failing to address the issue. This is a major issue affecting residents and some are losing sleep due to the disturbance. MIs said it is very difficult to get a court order on cases like this. RC said there is a need for landlords to enforce tenancy conditions and take action where necessary.

Action - OHG will contact the tenancy management team/officer to address the issue.

- 4.7 MI informed the newsletter/ Q&A should be out by next couple of weeks.
- 4.8 JM said No 8 Alice Shepherd House has had a wet room installed but that it is now flooded.

ACTION - OHG to investigate.

5. AOB without OHG present

- 5.1 AL said that all reports she has made to OHG regarding ASB were put into different files and this is why OHG could not locate complaints in order to take action. This is not good housing management practice.
- 5.2 AL asked for a list of the questions to be asked at the JVP candidates interviews

ACTION - RC will send these in advance of the interviews.

6. Next meeting date - 24th July 2023