

Samuda Estate Resident Steering Group Meeting

Tuesday, 9 May 2023

Club 55, Stewart Street, E14

Attendance

- **Residents:** Candida Ronald (CR), Jody Ingram (JI), Tracy Ward (TW), , Lesley Evans (LE), Francesco Strino (FS), Muhmmad Miah (MM), Terrance Austin (TA), Murleen Stewart (MS), Bidhan Sutradhar (BS).
- **One Housing Group:** Paul Handley (PH), Jessica Carruth (JC), Rhys Jones (RJ), Sam Murfitt (SM), Monica Holder (MH).
- **Resident Advocate:** Mike Tyrell (MT).
- **Independent Advisor (ITLA):** Ray Coyle (RC), Chair (Open Communities), Murselin Islam (MI).

1. Welcome

1.1. RC took the Chair and invited all participants to introduce themselves.

2. Apologies

2.1. Apologies were received from Toni Saint (TS), Jenny Fisher (JF) and Jodie Rivers (JR).

3. Minutes of RSG meeting of April 2023

3.1. The Minutes were agreed as a true and accurate record.

4. Matters Arising

4.1 (5.3) OHG has sent the information slides to RSG members, completed.

4.2 There was no one called Kelly in the last meeting and Michelle and Rebecca attended from the Nisa Local.

5. Update from OH and questions from RSG

Update on engagement activities by JC:

5.1 82% of households across the four blocks were contacted and engaged. OHG targeted to speak to as many people as possible with an aim to have 'meaningful engagement' with at least 75% of eligible household. Those not included in the figures are -

- 5.1.1 empty properties,
- 5.1.2 absentee landlords
- 5.1.3 market rent tenures

People who were spoken to more than once have only been counted once.

5.2 What did people say?

- Informed OHG about the poor condition of their home, repairs and maintenance issues.
- Expressed support in regeneration.
- Expressed a view on a regeneration options.

- What they like and what they want to see changed.
- Commented about the project (i.e. the process, timeframe, awareness, relocation).
- Concern about the implications for themselves/families.
- Informed OHG about what would attract them to future events.

5.3 Next steps

- Analyse the feedback to residents.
- Produce a report on results by end of May, RSG will receive a draft for comment before it gets published within next week or so.
- Present this at next round of consultation events.
- Use this information to inform the Vision document. There will be more detailed consultation in round 2 and architects will be more involved in the process, they were not involved at canvassing stage.

CR and TA asked whether individual comments from residents will be shared with the report to understand residents' feelings about landlord services. PH said this is possible as it happens across other projects as well, but it also depends on volume of comments - once he sees the data with analysis it will be much clearer. RC said this will be good in terms of transparency and could be put on the project web site.

5.4 RJ said RSG members will be receiving the report on round 1 consultation for comment. The team is now planning for next stage consultation with the nine blocks rather than only four blocks. OHG will be consulting RSG members at future RSG meetings about lessons learned from round 1. RC asked if there will be any leaseholder specific events in future consultation programmes. JC and RJ confirmed there will be. JC said she believes there will be a need to re-launch the project if/when it is confirmed that it is a whole-estate regeneration.

5.05 PH said the original scope of the project was four blocks and round one consultation took place accordingly. Since the project started, the RSG and residents across the estate made it clear they wanted the entire estate included. In December OHG informed residents that due to the overall economic situation and an adverse costing environment they could not commit to whole estate regeneration. However OHG were open to revisiting this decision.

5.06 PH said a short report went to the Internal Development Board last month recommending the Board re-consider regeneration for the whole estate. The report was well received. JC and the team will prepare a detailed report on what needs to be done to expand the scope of the project, including

- revised budget
- time scale of consultation programme
- feedback from consultation events
- technical and design feedback from architects
- feedback from maintenance team re planned, cyclical works

It is unlikely the idea of regenerating the whole state will be blocked.

5.07 PH said if the report is ready by 19th May, the next round of consultation will take place in June/July for whole of the estate. If the deadline is not met, the next round of consultation would take place in September/October. The planned maintenance strategy report will be trickier to prepare for the 19th May deadline but the Board would like to see a formal process/procedure that ensures planned maintenance, day to day repairs and the Regeneration team work together during the regeneration process. TA said it is better to take time to get the planning and information accurate and then talk to all the residents of the estate.

5.08 MT suggested that as Kelson House major works are overdue, any changes to the current scope of the regeneration project needs to be communicated effectively to all residents including the residents of bloc that are waiting for works to be done. Resident should have information on works to expect and what not to expect due to the impact of a whole estate regeneration.

5.09 TA suggested to hold any major works until the ballot is done early next year. JC said it is likely that the ballot will be in 2025 but the vision document should be ready by mid-2024. CR asked whether this means there will not be any planned maintenance works for next two years. PA said the report will include suggestion on having a provision within the regeneration budget to carry out some planned maintenance works, but it is not clear at this stage until the report is completed.

5.10 PH said all the projects taking place Isle of Dogs will be planned in such a way that they do not reach critical points at the same time i.e., decanting, major construction phases etc. All projects will be phased to help avoid this.

5.11 MM asked if there are any planned works and, if so, what would happen with them. PH said if any planned works are scheduled, surveyors will look into them individually. The planned maintenance team can provide information to RSG if required.

5.12 Residents were generally happy to hear the news that OHG is now actively looking at whole-estate regeneration. MT asked when the discussion on the results of the round 1 consultation will take place and how OHG will use the lessons learned in order to plan the next round. JC and PH said it should be the next RSG meeting.

5.13 CR said regular communication needs to take place and also requested the presence of the architect at the next meeting. JC will follow up.

ACTION – Architects to attend June RSG meeting

6. Any Other Business with OH present

6.1 TA said that the project website register button is not working which may be blocking residents accessing information and also it does not show comments he left on the website. RC has sent the list provided by TA on this to OHG to rectify. MH will look

into this as soon as possible and will update at next meeting. JC will send the round 1 consultation data to all RSG members.

ACTION – MH to address website issues and round 1 consultation outcomes to go to RSG members.

7. Any Other Business without OH present

7.1 RSG members repeated their comments on being pleased with the new approach of whole-estate regeneration. This may have happened due to Riverside Group's support. RC said that the concerns of RSG members about partial estate regeneration will also have played a part in this.

7.2 CR and JI asked about the impact whole-estate regeneration on the four blocks as those residents have been waiting for longer and whether these four blocks will be in the earlier phases of works. RC added that a whole-estate approach will inevitably impact on phasing.

7.3 LE added the decanting for the whole estate will be challenging. RC said new blocks will be required to allow all or partial decanting of residents and then demolish others blocks when vacant. MT added if Alice Shepherd and Oak House project goes well, then this might provide an opportunity for decanting of Samuda residents.

7.4 CR said the architects should share their thoughts at next RSG about how they might approach phasing given the challenges of this scale of regeneration. RC added that there is a ballot to take place first and this will be on the minds of OHG now.

7.5 MM said residents are eager to find a solution to the current poor living condition on Samuda and a project taking 7/8 years could be frustrating for the residents of the four blocks. If the whole estate is subject to the regeneration, then it will be even longer wait for residents to move into new homes.

7.6 CR added there is a gridlock situation in the borough's housing register system with so many regeneration projects taking place at the same time. RC said MT suggested encouraging Riverside Group and the G15 to have an arrangement in place for supporting the decanting of tenants across London.

8. Date of next meeting

8.1 The next meeting will take place on Tuesday 13th June 2023 7pm at Club55.