



Minutes of the Meeting

26th April 2022

Present -

Residents: Candida, Maureen, Jill, Jackie, & Maggie

Advisor: Mike

Apologies: Arthur, Lesley, & Paul Handley

1 Welcome and Introductions

1.1 CR welcomed everyone to the meeting.

2 Minutes of the meeting held on 15th March 2022

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

3 Matters Arising from the meeting held on 15th March 2022

3.1 There were no matters arising.

4 OH and Joint Ventures

4.1 MT confirmed that OH will be seeking a JV partner for each of their schemes and that their reasoning is:

- OH do not have a new build arm
- OH have no expertise in selling build for sale
- It spreads the risk
- Better access to a supply chain
- Delivery of more homes using the expertise of the JV partner

4.2 MT explained the tendering process post Brexit using a new e-tendering platform called 'Find a Tender' and went through the different phases as follows:

- Brief
- PQQ
- Tendering
- Responses
- Selection

4.3 MT then went on to set out OH's interpretation of this and how it has been so far in the recruitment of the JV partner for Kedge, Starboard & Winch, as the resident interview with the two remaining companies, took place today.

5 Advisor's Report

5.1 MT Spoke to his written report that had been circulated, covering the following issues:

- Kedge, Starboard & Winch Resident Steering Group
- Alice Shepherd & Oak Resident Steering Group
- Kingsbridge Resident Steering Group
- Samuda
- Website Visits

5.2 MT advised the summary situation at Kedge, Starboard and Winch was as follows:

- Ballot date – May 2021
- Ballot result – 88% in favour, turnout 94%
- Architect – PRP
- Homes to be demolished – 72 homes
- Homes to be built – 278 homes
- Planning application outcome due – Winter 2022
- Anticipated start on site – Spring 2023
- Anticipated completion date – Spring 2029

The first moves of tenants and adult children had taken place. The selection process for the joint venture partner will conclude in July 2022.

5.3 MT advised the summary situation at Alice Shepherd House and Oak House was as follows:

- Ballot date – March 2022
- Ballot result – 82% in favour, turnout 88%
- Architect – PRP
- Homes to be demolished – 84 homes
- Homes to be built – 347 homes
- Planning application outcome due – Autumn 2023
- Anticipated start on site – Spring 2025
- Anticipated completion date – Autumn 2029

There was a break for two months whilst residents considered what they want to do regarding a replacement ITLA and the detailed work with PRP begins on the next phase of design.

5.4 MT advised the summary situation at Kingsbridge was as follows:

- Ballot date – Autumn 2022
- Architect – Haworth Tompkins
- Homes to be demolished – 134 homes
- Homes to be built – 323 homes
- Planning application outcome due – Autumn 2024
- Anticipated start on site – Spring 2025
- Anticipated completion date – Autumn 2029

Cycle 5 has started where the full redevelopment option (as well as doing nothing) are the options that remain on the table. Exhibitions on the final options took place this month. One Housing are looking to ballot later this year, and MT is concerned about the development of an offer document without a Resident Steering Group.

5.5 MT gave an update on the situation at Samuda. OH had advised that they were issuing a newsletter this week reporting that 299 residents had responded to their digital survey covering 320 homes. They have stated that 89% of the responders were in favour of the regeneration of Kelson House, Talia House, Dagmar Court and Halyard House. OH intend to set up a Resident Steering Group and have 100+ residents interested.

5.6 It was agreed that the previous position of the 4EF should stand in that:

- The Resident Steering Group should include the whole of the Samuda Estate
- The Resident Steering Group should be elected by residents to ensure all blocks and tenures are represented.
- The Resident Steering Group should appoint an ITLA to work with the residents on producing a manifesto.
- The architects appointed should work with all residents to look at a masterplan for all the estate.

6 Future Agenda Items

6.1 It was agreed that future agenda items should include:

- Castalia Square Housing Office
- Update on the Resident Engagement Strategy responses
- Review of what has gone well for the Resident Steering Groups
- Good practice in master planning

7 Any Other Business

7.1 There was no further business and the meeting closed at 8.30pm

8 Dates of Next Meetings

8.1 The dates of the next meetings are:

- Wednesday 24th May 2022
- Wednesday 28th June 2022