



Minutes of the 4EF Meeting

7pm Tuesday 26th July 2022

St John's Community Centre

Present

Residents: Maggie (chair), Arthur (mins), Jenny, Kim, Jill, Daniel, Julius

Advisor: Mike

TH/OH:

Apologies: Lesley, Pam, Candida, Maureen, Jackie, Ahmed, Eliza, Deidre, Juliet

Welcome and apologies

1. Minutes - agreed

Independent Advisors Report (attached)

Discussions on the report:

2. **Kedge, Starboard and Winch:** OH does seem to be very slow with decants. Bellamy Close has taken 2.5 years to move 20 out of 24 people. KSW has only 6 decants so far. (See report)
3. Planning objections – should we give some thought to any issues about OH's process – should we highlight this to the Development Committee
4. **Alice Shepherd & Oak** – waiting to appoint a new ILTA. The ILTA appointed will have to have experience of planning and offer docs so they can address the issues below.
5. The RSG fought for both the outline plans for development go into the Offer Doc and neither these are currently planning compliant. Therefore an ITLA with a planning specialism is essential..
6. AS&O and Kingsbridge proposals are outside the tall building zone so as plans stand, they would not get approval.
 - Will the new Mayor stick to the height restrictions or not.
 - What would be the 4EF's view on expanding the zone?
7. Would services be able to cope with all the extra development – residents have been concerned about this due to experiences in the past.
8. **Samuda:** Mike has tried to get OH to look again at splitting the estate into N & S, but received this response:

Please note that only residents of these four blocks were invited to join the RSG as this is the current scope of the options appraisal. This is how we manage the RSG across all of

our projects on the Isle of Dogs and we do not intend to widen the membership to include blocks not affected.

9. The meeting to set up the Samuda TRA meeting was cancelled without notice. There seems to have been a confusion about whether there was a TRA already, so would it be a continuation or setting up a new one. Setting up a steering group and a TRA at the same time is going to be tricky anyway.
10. The 4EF is concerned that the Samuda regen does not automatically use a Resident Advocate like Mike and is not following the GLA guidance on estate wide involvement.
11. Possibly invite Jessica to next meeting to explain OH's thinking and to hear our point of view.
12. Car-Parking – OH promises in offer documents requires at least the same amount of existing parking. Underground is very expensive and there are water table issues on the Island, therefore at AS&O the plans to have it on the ground floor, with maisonettes around the base, single aspect at ground floor level because of the car park, and dual aspect at first floor level. PK said that Kingsbridge were told this was not an option.
13. Samuda underground carpark is closed because
 - ASB, vandalism and crime
 - Water/ flooding
 - Carbon Monoxide and water mixing was corroding the roof and making properties above unstable.

14. Mike's Other Projects

15. Teviot in Poplar HARCA – is a much bigger resident group for a much larger project and Mike supports and empowers the residents group. HARCA is engaging with residents very effectively due to having a larger team and this is a big difference with OH who on Samuda may struggle to do this.
16. Leaseholder Options. . Other projects are exploring other possibilities like buying off-plan which could work on the Island. The leaseholder gets a rent-free property in the meantime because they are already paying their mortgage on their new property. The idea behind this is that Leaseholders shouldn't be out of pocket.
17. Mike to ask Jack and Southwark about leaseholders living rent free
18. Some schemes are allocating the homes off plan so everyone has confidence and clarity about what will happen to them in the longer term. Leaseholders are easier to deal with because they know they will get what they need.
19. Building more smaller properties for pensioners would free up larger homes for families.
20. Next meeting - Yasin ?

Independent Advisor's Report

Kedge, Starboard & Winch Resident Steering Group

- Summary
 - Ballot date – May 2021
 - Ballot result – 88% in favour, turnout 94%
 - Architect – PRP
 - Developer – To be confirmed
 - 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 RSG met this month via Zoom.
- OH gave an update on the following:
 - The decant of the blocks is still going slowly. Winch House needs to be empty first as it is the site of phase one of the new homes. There are 3 out of 12 properties in Winch House that are now empty. There are 3 out of 40 empty properties in Kedge House that are now empty. More of the adult children have been rehoused so far than the tenants.
 - I am still pressing OH to produce a booklet for residents setting out the removal and payment process for those that move. Both the ITLA and myself took this up with them at a meeting last Friday, and it has been promised at last.
 - The process for appointing the Joint Venture partner either Mount Anvil and Taylor Wimpey will be announced in the second week of August.
 - The RSG meet again next week.
- Arthur and Candida asked me to raise with One Housing the issue of the slow nature of the decants as Kedge, Starboard & Winch. I therefore asked OH the following:
 - What has been the timeline at Bellamy & Byng, and at what point in that timeline has each rehousing taken to achieve
 - How many of the Bellamy & Byng residents have moved permanently by landlord.
 - How many of the Bellamy & Byng residents have moved temporary by landlord
- The response from One Housing was as follows:
 - *The residents of Bellamy Close & Byng Street got decant status in January 2020. In the two and a half years since then, we have been able to decant 20 of the 24 households.*
 - *Three of the households have decided to move away permanently*
 - *Twenty one of the households therefore are intending to return*
- In addition One Housing made the following observations.
 - *In terms of process, priority and rights there is essentially no difference between a household that wants a permanent decant and one that wants a temporary decant*

- *Although every household that has decant status is awarded priority band 1 by Tower Hamlets, there are sub-bands within band 1 – these being B, A and emergency. Someone with priority band 1A will have priority over someone in priority band 1B, and someone who has been classed an emergency will have priority over both. Everyone who has decant status is initially awarded ‘1B’ priority, as time goes on and we get closer to a start on site date, they move up into priority band ‘1A’.*
- *Decanting does take time and we are at pains to highlight that to people. There are 19,000 households on the waiting list in Tower Hamlets and there are typically somewhere between 30 and 40 voids in the whole borough each week.*
- *To complicate matters further, some of the properties that are listed as void may be listed as provisional. These voids do state their provisional status in the description, but it isn’t particularly obvious. Provisional voids cover scenarios such as a resident handing in their notice but not yet having left the property. These properties may not ultimately become void (if the resident changes their mind!) and could get removed from the list.*

Alice Shepherd House & Oak House Resident Steering Group

- Summary
 - Ballot date – March 2022
 - Ballot result – 82% in favour, turnout 88%
 - Architect – PRP
 - Developer – To be confirmed
 - Homes to be demolished – 84 homes
 - Homes to be built – 347 homes
 - Planning application outcome due – Autumn 2023
 - Anticipated start on site – 2024
 - Anticipated completion date – 2029
- The Resident Steering Group met in July where One Housing tabled a paper setting out the current estimated timeline for the project:
 - Appointment of a JV Partner – Summer to Winter 2022
 - Design of new homes, blocks and estate – Summer 2022 to Winter 2023
 - Discussions with individual households – Autumn 2022 to Winter 2023
 - Construction works – 2024 to 2029
- The RSG agreed to not having a meeting in August, but have a residents only meeting last night to agree the timetable, shortlist and questions for appointing a new Independent Tenant and Leaseholder adviser.
- Residents are being contacted regarding registering for re-housing. Residents asked for this to stop until the ITLA has been appointed and OH agreed to this.
- One Housing updated the meeting about the appointment of a Joint Venture partner. I outlined the process that the residents in Kedge, Starboard and Winch went through, and the time commitments required by those residents who volunteer for the interviews. Residents requested that One Housing arrange for the dates in October 2022 to be identified as soon as possible and circulated by email for volunteers to come forward.

Kingsbridge Resident Steering Group

- Summary
 - Ballot date – Autumn 2022
 - Ballot result – Not applicable
 - Architect – Haworth Tompkins
 - Developer – To be confirmed
 - 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
- The final option being option 6 full redevelopment as follows:
 - Phase One – demolition of Michigan House and replacement with a 16 to 20 storey building
 - Phase Two – demolition of Montrose House and replacement with a 7 to 9 storey building
 - Phase Three – demolition of Montcalm House and replacement with a 7 to 9 storey building
- As a reminder the timetable going forward is:
 - Final exhibition – Summer 2022
 - Landlord Offer Document Issued – Autumn 2022
 - Resident Ballot – Autumn 2022
- Last month there were further drop in sessions on the offer document and the main issue for me was the issues of river views for the replacement homes and offers for adult children being a must from the conversations I had at the last drop in sessions with residents. These were the responses on the boards that One Housing gave at the drop in sessions:
 - *Retaining River Views – Throughout the consultation you have always told us that the river views at Kingsbridge are very important to you and one of the best things about living on the estate. We intend to provide you with the same river views that you have at the moment and this will be addressed further in consultation with you through the detailed design process that will take place following the resident ballot if there is a yes vote.*
 - *Adult Children – On our other project the local authority has agreed to offer adult children living in family homes that are due to be demolished because of regeneration a home of their own. This would be away from the new estate, elsewhere in Tower Hamlets. If residents vote yes for this option to go ahead at Kingsbridge, we believe that it is likely the local authority would make the same offer to adult children.*
- If you want to view the boards from the exhibition they can be found on this link: www.4estatesforum.org.uk/kingsbridge-estate/consultation/

Samuda

- You will recall last month that OH wrote to those 160 residents in Halyard, Talia, Hedley and Kelson who are interested in joining a Resident Steering Group inviting them to a meeting to hear what a Resident Steering Group is

all about and to set up a Resident Steering Group. We wrote to One Housing about how disappointing the meeting was. Their response was:

- *I note your disappointment that the meeting last month was focussed solely on explaining the roles and responsibilities of RSG members. I certainly appreciate the time that all the attendees gave to the project. I am keen to maintain momentum and make sure all continue to be motivated in supporting the project.*
- *By the time you receive this response, the RSG would have received an invitation for the next meeting to be held on Thursday 28 July. This will be held face to face at Club 55 but residents who can't attend in person are able to join virtually. The aim of this meeting is to formally establish the RSG and will include agreeing membership and the terms of reference.*
- *We currently have 16 volunteers. The table below show the number of residents per block who will join the RSG. We are hopeful that we can increase representation for both Dagmar Court and Halyard. Please note that only residents of these four blocks were invited to join the RSG as this is the current scope of the options appraisal. This is how we manage the RSG across all of our projects on the Isle of Dogs and we do not intend to widen the membership to include blocks not affected.*
 - *Dagmar – 1, Halyard – 2, Kelson – 10, Talia – 3*
- *At that meeting we will be able to give the steering group members a sense of what the next steps for the project are.*
- The meeting is on Thursday. It is clear that they are taking a different approach. They are employing an organisation to produce an engagement strategy. There will not be a Resident Advocate.
- We must make sure that we pursue them over excluding the other Samuda blocks. They will have a vote on the future of the estate. Other estates which are undergoing partial regeneration include all residents in their Steering Groups, it would seem strange if they were excluded on Samuda.

Website

- The statistics from the website show the number of visitors as at 25 July 2022:

2017	VISITORS	2018	VISITORS	2019	VISITORS
January 2017	n/a	January 2018	292	January 2019	619
February 2017	237	February 2018	514	February 2019	791
March 2017	189	March 2018	857	March 2019	881
April 2017	202	April 2018	502	April 2019	824
May 2017	627	May 2018	409	May 2019	1,037
June 2017	236	June 2018	371	June 2019	1,113
July 2017	442	July 2018	354	July 2019	1,542
August 2017	333	August 2018	381	August 2019	1,032
September 2017	428	September 2018	398	September 2019	980
October 2017	386	October 2018	663	October 2019	854
November 2017	336	November 2018	619	November 2019	1,304

2017 VISITORS		2018 VISITORS		2019 VISITORS	
December 2017	333	December 2018	461	December 2019	1,426
Total	3,749	Total	5,821	Total	12,403
Average	341	Average	485	Average	1,034

2020 VISITORS		2021 VISITORS		2022 VISITORS	
January 2020	1,783	January 2021	1,081	January 2022	706
February 2020	1,945	February 2021	1,087	February 2022	760
March 2020	1,279	March 2021	987	March 2022	714
April 2020	1,003	April 2021	1,068	April 2022	809
May 2020	1,116	May 2021	1,051	May 2022	794
June 2020	1,241	June 2021	1,008	June 2022	708
July 2020	1,190	July 2021	879	July 2022	584
August 2020	1,196	August 2021	739		
September 2020	1,049	September 2021	811		
October 2020	1,358	October 2021	1,017		
November 2020	1,306	November 2021	919		
December 2020	1,442	December 2021	1,072		
Total	15,908	Total	11,719	Total	5075
Average	1,325	Average	976	Average	725

The breakdown of the most frequently visited pages:

2020	Jan	Feb	Mar	Apr	May	Jun
Home Page	796	922	803	728	722	976
Contact Us	630	840	740	629	540	575
Latest News	125	183	167	96	138	198
Alice Shepherd & Oak RSG	87	133	216	119	138	162
Kedge Starboard & Winch RSG	76	95	81	102	160	84
Kingsbridge RSG	27	42	36	13	22	34

2020	Jul	Aug	Sep	Oct	Nov	Dec
Home Page	1009	972	879	1552	1332	1,248
Contact Us	556	856	709	701	689	1,008
Latest News	233	189	115	123	127	179
Alice Shepherd & Oak RSG	176	105	147	140	201	229
Kedge Starboard & Winch RSG	135	107	66	61	74	115
Kingsbridge RSG	43	47	53	41	118	77

2021	Jan	Feb	Mar	Apr	May	Jun
Home Page	925	1,120	1,193	1,059	949	1,004

2021	Jan	Feb	Mar	Apr	May	Jun
Contact Us	727	522	566	587	458	395
Latest News	182	152	149	182	198	252
Alice Shepherd & Oak RSG	156	200	185	164	221	398
Kedge Starboard & Winch RSG	71	145	88	181	157	332
Kingsbridge RSG	78	117	70	74	53	80

2021	Jul	Aug	Sep	Oct	Nov	Dec
Home Page	773	584	635	717	738	687
Contact Us	496	437	531	464	462	492
Latest News	157	139	141	113	102	115
Alice Shepherd & Oak RSG	211	198	208	182	175	50
Kedge Starboard & Winch RSG	87	92	98	82	130	84
Kingsbridge RSG	70	49	16	43	66	54

2022	Jan	Feb	Mar	Apr	May	Jun
Home Page	636	567	531	520	639	649
Contact Us	482	367	448	454	497	392
Latest News	140	90	82	98	111	108
Alice Shepherd & Oak RSG	139	90	113	111	146	136
Kedge Starboard & Winch RSG	77	57	70	55	66	45
Kingsbridge RSG	79	66	39	48	46	45

2022	Jul	Aug	Sep	Oct	Nov	Dec
Home Page	632					
Contact Us	320					
Latest News	63					
Alice Shepherd & Oak RSG	98					
Kedge Starboard & Winch RSG	22					
Kingsbridge RSG	35					

Michael Tyrrell
Independent Advisor to the 4 Estates Forum