

**Resident Steering Group Meeting for Alice Shepherd House & Oak House**  
**Monday 23<sup>rd</sup> June 2025**  
**31 Alice Shepherd House and via Zoom**

**Residents:**

Cynthia Owusu (CO)  
Jane McGregor (JM)  
Angela Greenway (AG)  
Sharon Holmes (SH) via zoom  
Trish N Nyamunama (TN)  
Sasha Manley (SM)

**Resident Advocate**

Mike Tyrrell

**ITLA:**

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

**Riverside**

Paula Huzjak (PH)  
Isaac Amoah (IA)

**1. Welcome, introductions and apologies.**

- 1.1 RC took the Chair and welcomed attendees.
- 1.2 Apologies - Alia Begum and Dan Palman.

**2. Minutes of RSG meeting of April 2025**

These were accepted as a true record of the meeting

**3. Matters arising**

No previous actions.

**4. Update from Riverside/ Hill**

4.1 PH said most of the viability test are now done and there will be ongoing viability testing and there is further testing to do on the northern site as it is less advanced. There will be a consultation event on 9<sup>th</sup> July 2pm-till 730pm. In January, RSG saw initial massing and outline of the block designs. The aim was to hold an event in April which did not go ahead due to the viability test. The meeting agreed with the timetable of the July event.

4.2 The questionnaire that will be used to gather residents views at the event will be used to reach out to the residents (on a one-to-one basis) who will not be able to attend the event. The event will have essentially the same information that was shared at the January RSG meeting, along with some updated plans mainly on southern side (Oak House site). The challenges for block formation on north of site (Alice Shepherd House) has not been completely resolved yet. Residents also need to be informed of regulatory changes and how this impact on the scheme.

**ACTION - MI to send information to SM that was presented in January meeting.**

- 4.3 PH said residents will be shown the viable side of the plan and meeting agreed to that. The design of the southern block is very similar to what was presented in January with a bit more on landscaping; and explaining the changes to the balloted scheme like fire regulations as we did with the RSG. It is important to re-engage with residents with this event to keep momentum going.
- 4.4 CO asked about update on the maisonettes. MT said due to changes in design the maisonettes will not be on the front (because of the trees). They will be on the ground floor of the block with the landing above. PH said there will be show boards from HTA in the coming event explaining this and hopefully there will be residents feedback. The commitment list will be displayed – with green ticks to highlight those that have been addressed and which ones will be addressed along the various stages of the design process.
- 4.5 The consultation event will have various display boards of the plans. Members of the project team and architects will discuss issues with residents. MT said his understanding of the event structure is it will have the 1<sup>st</sup> design for Phase One and it will be made clear that Phase Two is still going through some viability testing. The event is focusing on Phase One including the maisonettes issues. PH said there will be some information on Phase Two but not in detail.
- 4.6 CO asked whether it is possible to arrange a site visit before the consultation event to look at what is happening elsewhere. PH said it will be very difficult to arrange such visits before the event as it is only two weeks away.

**ACTION – PH to look into arranging a site visit after the event.**

- 4.7 SH asked when the Phase Two details will be ready to discuss with residents. PH said she is expecting another event on this in September.
- 4.8 PH said after the event they will do a follow-up with the residents and also write to residents re updating on the housing needs assessment. The housing needs info will then feed into the design process by September to enable architects to make the internal designs more accurate for individual needs and have the accurate accommodation schedule. There are only six outstanding housing needs assessments to be completed.
- 4.9 JM said housing needs of residents could change by the time Phase One is completed. PH said there will be additional social housing units available and will be tackled that way which is the norm in regeneration projects.
- 4.10 MT says if someone has a specific need (e.g. they want to live in a corridor block rather than a landing block) how far will HTA be willing to influence their design for this? PH said this is question for HTA and can be discussed with them at the event.

- 4.11 Residents asked about decanting and when/how they will be making their choices for moving out temporarily or permanently. PH said ideally Phase One should re-house all the residents who would like to stay. There are a small number of residents who may want to move to Phase Two because they want the view. Once the planning application is submitted for the whole project residents at Alice Shepherd will have the higher banding for moving. There are residents who want to move out much earlier due to overcrowding or health issue and some of them want to move out permanently. It is not necessary to move to Phase One as a temporary move and residents can move temporary to other parts of LBTH. Once a move has taken place residents has six months to decide whether they want to stay at their temporary accommodation permanently or return the new development.
- 4.12 MI asked whether there will be a report back from the event in the July RSG. PH said there should be some feedback but maybe not a full report.
- 4.13 PH said they have prepared the FAQs for Alice Shepherd House and this will be sent out after the July event allowing more time to incorporate any new question/s raised at the event.
- 4.14 Decant update – PH said residents at Oak House are still bidding for housing. Three tenants have moved; three leaseholders and six tenants remain. One adult child has moved. AG asked about the deadline for Oak House moves. PH said we are at the point where if a tenant can find a property, Riverside can request LBTH to consider a direct offer. SM asked what happens if someone doesn't move. PH said Riverside and LBTH will make direct offers which have to be accepted by tenants. SH said sometime tenants choices are limited due to unaffordable affordable rent levels and service charges are very expensive making it difficult for tenants.
- 4.15 PH said there will be drone surveys on 2<sup>nd</sup> July and that the July event will have a programme timeline although sometimes timelines change for various reasons.

## **5. AOB with Riverside - none**

## **6. AOB without Riverside**

- 6.1 MT said it looks like it could be six months before the planning application is submitted. Residents said progress is taking much longer than expected and the lack of detail of the northern phase is frustrating. MT said there are other potential hurdles like leaseholders not agreeing on sale and CPOs can delay the project further.
- 6.2 RSG members are worried about the current residents who are still to move out from Oak House and how that may delay the progress of the project. SH expressed her frustration at the bidding process and how she is suffering from stress and anxiety. JM said she is very worried re downsizing and she cannot imagine downsizing to one bedroom property.

6.3 SH said she has expanded her search for properties in other areas, but Riverside has come back with just one offer which is not suitable for her. RC said there is a housing needs issue with SH and LBTH. SH said during housing needs assessment she was asked to provide three areas in Essex (as Essex was her priority) which Riverside would look in for properties . She does not know why she was restricted into only three areas. Now she has been allowed to broaden her search in other counties.

**ACTION - MT will follow up the issue with Riverside.**

## **7. Date of next meeting**

28<sup>th</sup> July 2025.