

**Resident Steering Group Meeting for Alice Shepherd House & Oak House**  
**Monday 28<sup>th</sup> April 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) via zoom  
Murselin Islam (MI)

**Riverside**

Paula Huzjak (PH)  
Isaac Amoah (IA)

**Hill (Joint Venture Partner)**

Ross Williams (RW) via zoom

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

- 1.1 RC took the Chair and welcomed attendees.
- 1.2 Apologies - Alia Begum and Dan Palman.
- 1.3 Ross Williams represented Hill due to Dan Palman's absence.

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

These were accepted as a true record of the meeting with the following corrections:

- 2.1 (4.2) Information regarding home loss payment has been confirmed with Nadia Mahmood.
- 2.2 (4.5) Tenancy agreement to be sent to Alia Begum – Completed.
- 2.3 IA's surname corrected to Amoah.

**3. Update from Riverside/ Hill**

3.1 PH said they are still working with Hill on sensitivity checks. Nadia Mahmood has moved and there is another resident moving from Oak House through Home Seeker. Riverside is in conversations with all leaseholders (on a one-to-one basis) in Oak House about their options. 3 tenants have moved leaving 3 leaseholders and 6 tenants remaining with one on the brink of moving. Property guardians are in place at the empty properties. They have licences rather than tenancies and can be moved at short notice. Any property that becomes vacant at Alice Shepherd Housing will go to temporary accommodation until nearer the time to move. So at present there are three types of residents at Oak House and Alice Shepherd House;

- Leaseholders (residents and non- residents)
- Social/General needs tenants
- Property guardians.

3.2 AG asked when residents at Oak are required to leave. PH said by the end of 2025. Tenants now have direct offer and bidding options. The challenges are to find the right properties according to tenants needs which are not available on a weekly basis but if anyone finds a property and contact Riverside then they can raise the issue directly with the council to consider a direct offer. SH said she was only aware of direct offers on Riverside properties. PH said they can only request LBTH to consider properties from other landlord as clearance date is set and that this information was shared before. SH will forward a list of properties that she has bedded recently to PH to raise with the council for consideration.

3.3 Update from Hill – RW said they are still working on reviewing the scale, height and mass in across the scheme and retesting some options. They are still working through that design process, probably taking a little bit longer.

3.4 JM raised concerns about these delays and how this might result in an increase on the original figures. here are already indication from last two meetings that it will increase to 370 or even more and anything around 450 plus is not acceptable at all.

3.5 AG asked if the review is about the number of private sales. RW said this is a viability issue and they need to make sure the scheme works from a financial point of view as well as design/landscaping etc. AG suggested to have more transparency around these issues and be specific on the challenges. RW said once more definitive answers are available through the viability test the details will be shared with RSG and other residents.

3.6 SH said viability tests were carried out before so what has changed now. PH said this was done several years ago and number of units were based on indicative rather than definitive figures. Current tests are done on actual scenarios and mostly on the northern site. There are various constraints that include the size of the footprint , what is underneath the site, environmental concerns, changes in fire regulation, adequate provision for services to meet the demand of the blocks, play spaces, green spaces etc. JM said these details should have been shared with residents from the beginning so people wouldn't feel that they have been mis-lead going into ballot.

3.7 RC said in any regeneration, what's offered initially changes over time due to things like unforeseen circumstances and that what is proposed under broad principles at the start often changes as more detail becomes available. It is important for Riverside/Hill to keep residents informed throughout the process. Residents said it would have helped if every stage of the changes were clarified with residents which has not happened. RW said once more information becomes available it will be put in front of the RSG and the wider community.

3.8 MT asked when the planning application will be submitted and when will be the first demolition works start. RW said there will be a series of consultation meetings/events taking place before the planning application is submitted. SH asked when pre-app meeting are happening. RW said this will happen once the current review is concluded, no date has been fixed yet. Hill had a high-level meeting with planners (which is not a formal pre-app meeting) to discuss massing and design concept.

3.9 MT said considering other sites and how design and planning progressing it looks like if consultation starts in June 2025, then it will be February 2026 to conclude the consultation process and then go to the planning. Then after getting approval and any other adjustment required the work may start in the 1<sup>st</sup> quarter of 2027.

3.10 RC said with the viability test ongoing and no specific conclusion date from Hill hopefully there will be an update at the next RSG meeting. Meeting agreed that if the viability test is concluded by end of May, then the RSG meeting can take place week commencing 2<sup>nd</sup> of June. PH will update on any progress on this, and the meeting date can be agreed later and will also update on progress to RSG via by email if the next RSG does not go ahead.

#### **4. AOB without Riverside**

None

#### **5. Date of next meeting**

To be decided. Last Monday in May is a Bank Holiday