



Minutes of the 4EF Meeting

23rd May 2023 7pm

St John's Community Centre

Present

Residents: Candida (chair), Arthur (mins), Jenny, Maureen, Jill, Pam, Peter, Kim, Daniel, Eliza.

Advisor: Mike

OH

Apologies: Maggie, Ahmed, Julius, Glen, Jackie, Lesley

1. Minutes - Agreed

Mike's Reports: (see attached report)

Kedge Starboard & Winch

2. The new flats in Mellish street have high rents even though they are social rents, so not an option for many KSW residents wanting to stay local.
3. Kedge has a leaky roof and stack problems that are so serious some residents must be decanted sooner than expected. As the new building on the Winch site will not be completed in time, which is where many residents in Kedge would have moved to, there may have to be an extra move.
4. Following the re-design because of the new fire regulations, there will still be the same number of properties built - the lower blocks will be lower and the tall block taller.
5. New builds are still selling even though the market has slowed down.

Alice Shepherd & Oak

6. Residents have identified River views, deck access, and linear blocks as the main priorities that were given to the architects for their design.
7. Update on Report - Planning Permission won't now be applied for until summer '25 and the completion date has now changed to 2031 in 8 years' time. This is because of the economic climate.

Kingsbridge

8. Will Kingsbridge residents be getting the same views as they do now? – the block on the river front isn't in the first phase so residents will need to be moved to the rear block temporarily.
9. The resident design group will work closely with the architects/development partners.
10. The dates for Kingsbridge will inevitably slip.

11. The noise levels in the roadside block will be greater as there probably won't be space for sound absorbing trees.
12. Will there need to be capital works on Kingsbridge before the completion? Leaseholders would like to have guarantees that there will not be charged major works for the next few years. L'holders have lost a lot of market value and will not be able to afford Capital Works.
13. Will OH need to get the properties up to an acceptable standard when they are likely to be demolished – is this g'ment regulations? There do not seem to be proper records about what needs doing. Because the completion date is delaying so much, they will need to maintain the decent homes standard.
14. Is there an update on the Stock Condition Survey going to be done Kingsbridge and is there going to be asset management programme? Mike to ask
15. OH can't commit to buy-back leaseholders because they haven't got an agreed scheme yet. This generates a lot of uncertainty for the residents. It is a bigger issue for Kingsbridge as there are more Leaseholders.
16. Maybe OH should appoint a strategic team to look and plan for the next few years.
17. Concerns of the residents include the loss of their views, extra noise, protecting leaseholders property values, predicting and preparing for the future.
18. Can OH prepare an asset management strategy for Kingsbridge, and can they guarantee leaseholder buyback to make it possible for leaseholders to have some security. Mike
19. Kingsbridge SG (before it was dissolved) had a list of issues to address that they will bring to the next meeting. Peter Eliza

Samuda

20. OH is still considering masterplanning the whole estate (going to the Board soon) and OH is putting an asset management strategy in place.
21. They are planning to address the stacks problems in Kelson but it will involve considerable inconvenience.

Other Discussions

22. OH needs the flexibility to reassure Leaseholders on Regen schemes and that there needs to be a guarantee on buybacks as there is a lot of unnecessary uncertainty about their futures. HARCA is a good example.
23. The Masterplanning on Samuda is waiting for approval by the Board.
24. Decanting Leseholders – letting out leaseholders properties short-term after the residents have been bought out will bring in valuable income and help finance the regen.

Proposed Island Partnership /forum

25. This new group will be exploring how residents could it be influencing OH with such a group? We need to be driving the improvements that need to be made in OH, not just going over the same repair problems again.
26. If OH is going to be putting in a new structure following the merger, we need to be influencing this from the beginning.
27. When the Island Chairs group was most effective was when there was regional management and an Area Manager we could work with.
28. This new group would be dealing with problems on the estates through changing OH in a strategic way rather than the individual problems which is the role of the TRAs.
29. Harca has a joint boards TOR which may be useful.

Daniel

Next meeting 25.7.23

Report of the Independent Advisor 23rd May 2023

Kedge House, Starboard Way & Winch House

- Summary
 - Ballot date – May 2021

 - Ballot result – 88% in favour, turnout 94%
 - Architect – PRP
 - Developer – Mount Anvil
 - Homes to be demolished – 72 homes

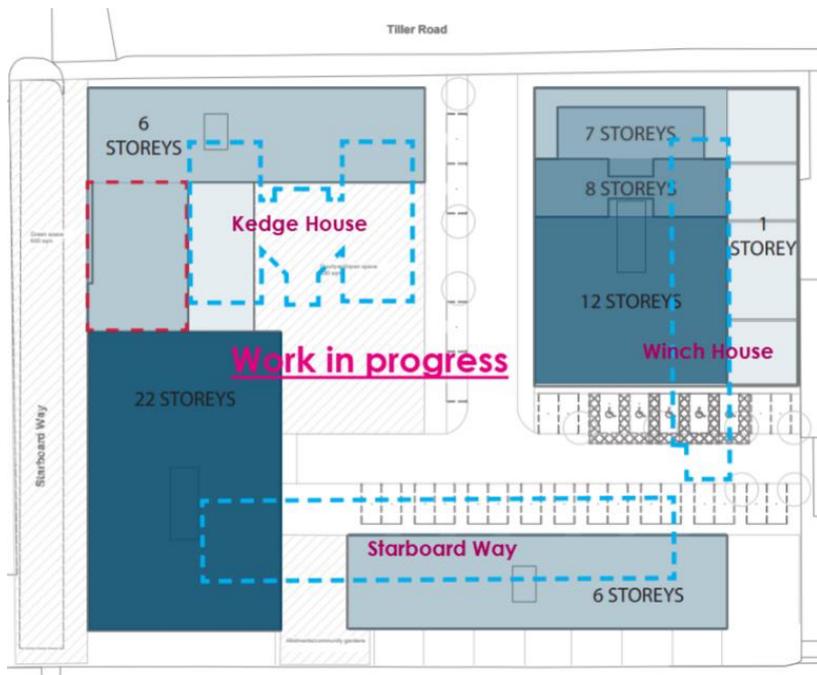
 - Homes to be built – 322 homes
 - Planning application outcome due – Summer 2024
 - Anticipated start on site – 2025
 - Anticipated completion date for Phase One – 2027
 - Overall anticipated completion date – 2029

- One Housing Officers
 - Leila Arefani – Regeneration Manager
 - Mynul Islam – Project Manager
 - Soundous Serroukh – Regeneration Officer
 - Shaun Simpson – Regeneration Officer
 - Sophia Chekdouf – Regeneration Co-ordinator

- There are now 7 out of 12 properties in Winch House that are empty. There are 6 out of 40 empty properties in Kedge House that are empty. 5 adult children have also been re- housed.

- Mount Anvil are in the first phase of the design process and they will be making sure that all the new buildings that 8 or more storeys in height have two staircases, so that they comply with the forthcoming changes in fire safety.

- In July 2023 Mount Anvil will be holding a consultation event with residents on the latest designs.



- Mount Anvil are proposing to build the new homes in two phases, with the first phase being a new 7 to 12 storey building on the site of Winch House, with enough homes for all existing residents in Kedge House, Starboard Way and Winch House. This is planned to be completed in 2027.
- In Phase Two the heights of the proposed homes are reduced to six storeys on the lower rise blocks, with the new tower being 22 storeys in height, rather than the 18 in the previous design that residents saw in December 2022. This is still work in progress and following on from the July exhibition Mount Anvil will continue to work with the residents on the final designs.
- The residents have started to move from two of the blocks in preparation for the first phase which requires Winch House to be demolished. So far 13 have moved (seven from Winch and 6 from Kedge) with a further 3 under offer.
- In addition 4 adult children now have their own tenancy as part of the promises made at the time of the ballot, with a further one under offer, and one who has accepted their new home.
- The survey of the condition of all homes in Kedge has been completed and the final report is still awaited from One Housing on how they will manage repairs between now and when the block is demolished.

Alice Shepherd House & Oak House

- Summary
 - Ballot date – March 2022
 - Ballot result – 82% in favour, turnout 88%
 - Architect – PRP
 - Developer – To be confirmed – timetabled for Summer to Winter 2022
 - Homes to be demolished – 84 homes
 - Homes to be built – 347 homes
 - Planning application outcome due – Autumn/Winter 2024

- Anticipated start on site – 2025
- Anticipated completion date – 2030
- One Housing Officers
 - Leila Arefani – Regeneration Manager
 - Mynul Islam – Project Manager
 - Soundous Serroukh – Regeneration Officer
 - Shaun Simpson – Regeneration Officer
 - Sophia Chekdouf – Regeneration Co-ordinator
- Housing needs survey at Alice Shepherd House is underway and only a few tenants are left to complete it.
- Phase One will be on the site of Oak House. Tenants from Oak House have decant priority to move and so far one tenant has moved.
- Once the developer is on board there will be further consultation on the final designs for the homes before a planning application is submitted to Tower Hamlets Council in 2024. This

consultation will involve further exhibitions and visits to other schemes to look at designs that work, and don't work.

- In developing the final plan for the planning application, the development partner has to

take into consideration the concerns from the existing residents that the new replacement homes need to be dual aspect, have access balconies and river views on the higher floors to replicate what residents have in Alice Shepherd House.
- The drop in venue is up and running at 31 Alice Shepherd House every Wednesday from 3rd May 2023 with a session between 1.30 and 3pm in the afternoon and 6.30 and 8pm in the evening where the ITLA will be available for advice.
- One Housing had 8 expressions of interest for a JV partner who have now been whittled down to 4. Resident walkabouts have been arranged with the remaining 4:
 - Hills
 - Mount Anvil ○ Lovells
 - Countryside
- The walkabouts concentrated on getting across what residents want from the development, mainly replicating the existing views and the want for deck access.
- Last month I reported on the questions raised by residents at the event on 26 April 2023 and OH are preparing a newsletter with responses for residents on the issues raised.

Kingsbridge

- Summary
 - Ballot date – November 2022
 - Ballot result – 85% in favour, turnout 76% ○ Architect – Haworth Tompkins
 - Developer – To be confirmed
 - Homes to be demolished – 134 homes

- Homes to be built – 323 homes
- Planning application outcome due – 2024 ○ Anticipated start on site – 2026
- Anticipated completion date – 2033
- One Housing Officers
 - Paula Huzjak – Regeneration Manager ○ Ayla Cakirca – Regeneration Officer
 - Matthew Marie – Regeneration Officer
- 93 of the new homes are replacement homes for existing tenants. To understand the sizes of the new homes required for the existing tenants, One Housing have been undertaking housing needs surveys of the tenants and have completed 42 out of 77 tenanted households.
- This year One Housing will be appointing a development partner, who will be responsible for building the new homes.
- Following this appointment of the development partner One Housing will begin detailed design work and ongoing community consultation. This will involve a number of exhibitions, workshops and one to one visit to residents. This is to develop a planning application.
- One Housing have agreed to setting up a design group for residents.

Samuda

- Summary
 - Developing a vision – 2023
 - Developing Options – 2024 ○ Ballot date – 2025
 - Ballot result – Not applicable ○ Architect – BPTW
 - Developer – To be confirmed
- One Housing Officers
 - Jessica Caruth – Regeneration Manager ○ Rhys Jones – Project Manager
 - Sam Murfitt – Regeneration Officer
 - Monika Holder – Regeneration Officer
- The Resident Steering Group was well attended again this month.
- Following the events on the estate, One Housing reported that they carried out one to one

visits to those who did not attend the events with the aim of letting those in the four blocks concerned know about the project, although they went further than this and also asked people about their homes. They claim that as a result they have contacted 83% of households affected, although this excludes private tenants on LBTH's waiting list who will have a right to vote in any subsequent ballot.

- The meeting went on to discuss the next round of consultation that is planned for July but if the consultation is extended to it is delayed until September so that it is after the school holidays.
- The next meeting of the Resident Steering Group is on Tuesday 14th June 2023.

Website

- The statistics from the website show the number of visitors as at 21st May 2023:

2023 VISITORS

January 2023 914 February 2023 857 March 2023 752 April 2023 706 May 2023 533

Total 3762 Average 752

Michael Tyrrell

January 2021 1,081 February 2021 1,087 March 2021 987 April 2021 1,068 May 2021 1,051
June 2021 1,008 July 2021 879 August 2021 739 September 2021 811 October 2021 1,017
November 2021 919 December 2021 1,072 **Total 11,719 Average 976**

January 2022 706 February 2022 760 March 2022 714 April 2022 809 May 2022 794 June
2022 708 July 2022 789 August 2022 706 September 2022 776 October 2022 893
November 2022 658 December 2022 827

**Total
Average 762**

9,140

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