

# Minutes of the meeting



Tuesday 23<sup>rd</sup> April at 7pm  
in St John's Community Centre.

Present: Candida, Arthur, Mike, Jill, Jackie, Tracy, Jenny, Kim, Peter  
Apologies received from: Daniel, Lesley (Eliza Maureen,) Pam, Maggie  
OH/Riverside: Paul Handley

## Paul – update on Regen schemes

1. **KSW** - final stages of discussions with Mt Anvil to continue consultation. December planning permission application proposed which will be a bit tight. This will then take 6 months, 106 takes another couple of months, so on site hopefully by end of next year. The roof and pervasive leaks are worsening so effected residents are getting priority rehousing.
2. **ASO** – still procuring JV partner, with ongoing discussions with 3 potential developers. This is in its final stages. (Hills, Lovells, Countryside). Developers are much more risk-averse now because of the economic situation and probably won't start work until contracts are signed. Planning submission possibly end of 2025.
3. **Kingsbridge** – paused until April 2025 on viability grounds, and hopefully the economic and planning environment will be more friendly. Many flats are 40% smaller than current standards would require, and leaseholder numbers are higher. There is no plan to NOT regenerate though the timescale is fluid. Leaseholders are unable to sell their properties at the moment. For overcrowded families this uncertainty is an issue as they have no priority. Could they be allocated properties on Kingsbridge that would not go to General Needs but to Short Term Lets?
4. There will be periodic newsletters and events to keep residents' interest and informed. Although Kingsbridge doesn't have a regen team assigned, this would be done by the whole team.
5. There may need to be another ballot as OH's and residents' expectations may have changed. There are a lot of possibilities in the mix that may change viability.
6. The cost of buying back leaseholders or compensating them is very high so high % of leaseholders affect liability.
7. **Samuda** – As the masterplan option has been agreed, there have needed to be discussions to look at how this is managed and phased depending on R'side's capacity. Can the RSG have input into these discussions?

8. **Newsletters and communications** do need to be more responsive to residents' needs so they need to understand where they stand.
9. Phil Pemberton's Repairs team is doing a **stock condition survey** of the regen schemes to look at their viability and what OH needs to invest to keep the blocks in good condition while the phasing rolls out.
10. We could invite Phil Pemberton Repairs Director to a meeting to discuss and explain the condition of the regen blocks. We will discuss this with Jehan next month.
11. Samuda's viability has not been assessed yet.
12. **Bellamy and Byng** – the garages have been demolished without any warning to the neighbours. Mt Anvil will be taking over communication and site management from the regen team. To be completed in 3 years.
13. **Regeneration Briefings** for all OH staff needs to be done regularly so they are not spreading misleading information.
14. There are **2 regen teams** London N (OH Schemes) and London S (Riverside Schemes). Paul is managing London N.
15. Paul will provide us with a **schedule of London S schemes**, most of which are now being built.

#### **Mike's Report**

16. Residents in ASO are going to be disappointed by the news that JVs will probably not be working on their project before the contracts go through as this usually takes a long time so work will be delayed.

Next meeting 28<sup>th</sup> May with Jehan.