

Notes from the Joint Meeting
Wednesday 30th November '16

Present -

Residents: Candida, Jackie, Jill, Arthur, Maggie, Pam

JV: Robert, Anthony, Chris

Advisor: Mike

Apologies - Danny, Sarah, Tracy, Geraldine

1. Options Appraisal

Feedback on the OA presentation at the last meeting from the 4EF point of view:

- a. The residents and the community should be the main drivers in any proposals;
- b. What does "better" homes actually look like;
- c. The Social Impact must have more emphasis on people's lives and the community rather than professional and developer's considerations;
- d. Many of the drivers are negatives - can they be more positive;
- e. Can there be consideration of retaining and developing the special sense of place that has existed on the Island?

Maybe there needs to be multiple methodologies: one each for the residents, the developers, and for the management of the stock - and then all feed into a central appraisal.

2. Stock Condition Survey

- a. TH have stated they will not be able to justify funding this as it is not connected to their stock. This will now need to be funded by the JV but scrutinised by an independent surveyor appointed by TH and the 4EF.
- b. A new SCS will be needed for there to be transparency in any decisions relating to the cost of maintenance of any blocks and for leaseholders to be able to make informed decisions about their futures.
- c. Argent will be commissioning the survey consultant rather than the JV.
- d. The term "full Stock Condition Survey" means different things to different people. It will be better to refer to this as a "fresh" survey.
- e. It will not have to survey every block but sample every type and condition of block so there will need to be a verification process for the sampling.

- f. All 4 estates are so different and parts of each estate, so different expertise may be needed.
- g. A previous brief from the JV put forward names of consultants who could be asked to tender for the SCS. This can be added to or or adjusted by residents and TH. The brief will be re-circulated.
- h. The advisor has a recommendation for the role of independent surveyor for TH to scrutinise the process.
- i. Timescale:
 - By xmas holiday - Brief and list of consultants circulated, and TH appoints scrutiniser,
 - By end of Jan - surveying starts and sampling process agreed;
- j. (Why is money being spent on capital improvements to certain blocks when the current SCS says they need to be redeveloped?)

3. Consultation

- a. The draft set of principles of consultation that the advisor has put together will be discussed by TRA's before going to the Mayor's working party.
- b. The 4EF has no power to agree any consultation process - this must be done through TRA's.
- c. Soundings' consultation has been put on hold but they will be coordinating the Kingsbridge Questions meeting in Jan.
- d. TH is concerned that their attendance at the Kingsbridge meeting might change its status to being officially consultative and that promises made at the meeting would then be binding. This needs to be made clear at the meeting.

4. Mayor's Working Gp - This will meet on the 15th Dec.

5. Constitution

- a. A draft constitution has been agreed by the 4EF and will now be referred to the TRA's who will appoint 4 members from their Estates to sit on the new group with 4 more places to be coopted by the group to ensure there is a representative balance.
- b. This should be in place by the end of February when the AGM will have taken place.

6. Review of Development Status and Procedures

- a. There is no timescale at the moment but the process is moving forwards.
- b. The publication of the Area Opportunity Framework (AOF) in May will inform how much support for a project like this will come from the GLA and TH - how much 'appetite' for regeneration there is. Then the situation will be clearer and it will be time to take stock.
- c. The SCS will provide key knowledge and this should be completed by then.

- d. The consultation will need to be done in a way that keeps things moving forwards to a decision.
- e. The revised Options Appraisal Framework should be in place by then as well.
- f. The residents need to agree what a successful estate regeneration would look like. Instead of just seeing the downsides, also look at the positives.
- g. What could the social impacts of a development be and what are the residents' aspirations.
- h. What are the residents' objectives to be gained from any plans - for the community and for individual residents?
- i. If the residents can frame what they want, and OH and Argent do this too, the prize will be a development that everyone benefits from.

This vision will be discussed at the next meeting to see how this can be developed and what resources will be needed.

Future meetings

The residents' meeting will usually be the 2nd Wednesday of the month,
The joint meeting will be 4th Wednesday of the month.

Agreed Joint: 25th Jan and 22nd Feb.

Proposed meetings for next 6 months

Jan	Residents	11 th
	Joint	25 th
Feb	Residents	8 th
	Joint	22 nd
March	Residents	8 th
	Joint	22 nd
April	Residents	12 th
	Joint	26 th
May	Residents	10 th
	Joint	24 th
June	Residents	14 th
	Joint	28 th

AC