

# Notes from an open meeting for Kingsbridge Residents

Tuesday 14<sup>th</sup> February 2017

## Present

Pam Cole	Montcalm House
Judith O'Shea	Montrose House
Cherie White	Montrose House
Joanne Duggan	Michigan House
Danny Waites	Michigan House
Husnara Begum	Montrose House
M Shantha	Montcalm House
Abeza	Montrose House
Shahi Akthar	Montcalm House
Saleh U Ahmed	Montcalm House
A Shaid	Montrose House
David Leadbetter	Montcalm House
Rezina Asma	Montcalm House
Mike Tyrrell	Independent Resident Adviser

## ACTION

The meeting was held at the TRA Office in 4 Montcalm House and commenced at 6pm.

### 1 Introduction

1.1 Mike Tyrrell opened the meeting explaining that he had called this meeting to give residents an opportunity to discuss amongst themselves the joint response from Argent and One Housing to the Kingsbridge Expectations Document.

1.2 Everyone in the room introduced themselves.

### 2 Update on the Redevelopment Proposals

2.1 At the request of the meeting Mike Tyrrell was asked to give an update on the redevelopment proposals as there were some residents present who had not been to any of the previous meetings

2.2 Mike Tyrrell gave an update that included:

- Creation of the 4 Estates Forum
- Stock Condition Survey
- Draft principles for resident consultation
- Compulsory Purchase Orders
- Monthly newsletters from the 4 Estates Forum
- Website creation

### 3 **Response to the Expectations Document**

3.1 For those who were new, Mike Tyrrell and a number of others present explained how the Kingsbridge Expectations document came about resulting in the response given jointly by Argent and One Housing on 17<sup>th</sup> January 2017.

3.2 There was a discussion on the merits of responding to Argent and One Housing now on their response or waiting until formal consultation commences once the Stock Condition Survey is completed and options are proposed.

3.3 After some debate it was unanimously agreed to thank Argent and One Housing for their response but not to formally respond to it yet, as this should wait until the formal consultation period started. It was however agreed to note the following issues that were raised by residents at this meeting:

**MT**

3.3.1

- Parking was not mentioned and there was some concern that if the option to demolish and rebuild was agreed and the new homes were subject to a car free agreement, existing residents would lose their on street permits.

3.3.2

- It was appreciated that rents would not be going up for the new homes, but what would the rent policy be on these new homes for subsequent years?

3.3.3

- There is a commitment on rents but no mention of tenants' service charges in the document.

3.3.4

- Would there be an appeal process if a leaseholder or OHG did not agree with the independent valuer's valuation of a property?

3.3.5

- Will there be a ban on pets in the new homes, as there is in all the neighbouring new developments?

3.3.6

- Will Leaseholders who choose to stay also get a Home Loss Payment?

3.3.7

- Will non resident leaseholders who incur Capital Gains Tax have this covered by OHG?

3.4 Mike Tyrrell explained that OHG and Argent staff were around to answer any individual queries that residents wanted to raise every Tuesday and Thursday during February 2017 at the TRA Office, 4 Montcalm House. On Tuesday 21<sup>st</sup> February 2017, Sylheti speaking staff would be available to answer any queries.

- 3.5 The meeting asked whether two evening sessions could be arranged on different days of the week, to allow residents who are working to raise individual issues. MT to raise with OHG. **MT**
- 3.6 MT reminded the meeting that the TRA meet on the second Tuesday of every odd month at 6pm at the TRA Office, 4 Montcalm House. The next meeting is scheduled for Tuesday 14<sup>th</sup> March 2017.

The meeting finished at 7.30pm.