



Residents Meeting

8th February 2017

Present: Pam,, Mike, Arthur, Jill, Ahmed, Candida, Jackie, Glen, Tracy
Apologies: Maggie, Danny,

Advisor's Report (attached and in email)

AGM

All estate representatives have been elected so this will be on 15th Feb to select the chair, vice chair and secretary.

Stock Condition Survey

Tenders have been returned and a date for interviews is being arranged.
There was an Estates tour for the bidders.

Consultation Principles

The Estate residents' meetings have made suggestions for the Consultation Principles document and these have been included. They will be discussed and agreed at the next meeting.

Viability Workshop

TH has offered to organise a seminar to help us understand the way financing estate developments works and whether they are viable. This will be on the 21st March.

Consultation

Mike has been researching consultants who could run the consultation process. Some suggestions were TPAS, PEP, IBP, and George Cochran Associates who has worked with us before.

We do not want to have to fit into an established consultants process but want to have a 'bespoke' and responsive experience where we feel in the driving seat.

AOB

- a) Mike will give forum residents a tour of the THCH Shadwell Estates where there was refurbishment and infilling between blocks, rather than demolition.
- b) We discussed whether it would be appropriate to invite the new acting CEO to a meeting.
- c) We will look at other venues for meeting as the Island History room is a bit squashed for a full forum meeting.
- d) The commercial properties that will be affected by development haven't been involved in any discussion yet.

The meeting was short as members wanted to attend the Mayor's Consultative at 7.30



AGM and Residents' Meeting
15th February 2017

Present: Glen, Tracy, Candida, Eliza, Ahmed, Lee, Jackie, Maureen, Jill, Mike, Maggie, Danny, Pam.
Apologies: Sheikh Rahman, Sue, Monirul

This was the inaugural meeting and AGM of the newly constituted 4 Estates Forum.

The Following members have been elected by open and publicised meetings on each of the 4 Estates.

<i>Barkantine</i> :	Ahmed Hussain,	Arthur Coppin,	Glen Power,	Sue Gibson.
<i>Kingsbridge</i> :	Danny Waites,	Eliza Janiec,	Pam Cole,	Sheikh Rahman.
<i>St John's</i> :	Jackie Campbell,	Jill Skeels,	Maggie Phillips,	Maureen Mallett.
<i>Samuda</i> :	Candida Ronald,	Lee Denton,	Monirul Islam,	Tracy Ward.

Election of Officers

The following were unanimously elected:

Chair	Candida Ronald
Vice Chair	Maggie Phillips
Secretary	Arthur Coppin

The Constitution was formally adopted and members members signed their STATEMENT OF UNDERTAKING and their Declaration of Interests.

The formal business of the SGM was concluded and the meeting continued as a regular committee meeting.

1. Principles of Consultation

- A number of amendments to the Principles suggested by Estate Meetings for inclusion were discussed and the final document was agreed upon.
- Tenant, Leaseholder and Freeholder interests are broadly similar at the this stage so we agreed to keep this in mind and specify their different requirements when it is appropriate.

2. Canary Wharf Support

Maggie had met with Howard Dauber who suggested we consider George Turner as a consultant to oversee the consultation process.

3. "What Better Looks Like" (WBLL)

- This will be an exploring process which individuals need to go through, rather than someone telling us what residents should want.
- The 4EF will look at it first, then TRAs, then a wider resident consultation.
- Mike will run the workshops, the first will be in St John's Hall on Monday 27th February at 7pm(?)

4. 4EF Logo

This will be developed further by Arthur, with feedback from members by email.

5. February Newsletter

- a. This month's will be about the consultation principles.
- b. Besides being sent out by mail, it can also be displayed on notice boards around each estate.

6. 4EF Website

This is now up and running and public and is up to date with 4EF information. It will be highlighted in the newsletter.

7. Stock Condition Survey

The interviews are scheduled to be over 2 weeks and will be agreed soon.

8. Residents' Legal Rights

- a. There will hopefully be a difference between our minimum statutory rights and what we are offered but it is important that we are clear what our legal entitlement is.
- b. We will collect the information together for tenants, leaseholders and freeholders so residents are clear.
- c. Mike will look at this (+ Glen?)

9. Walkabout

Mike will lead a tour of some estates in Shadwell where successful infilling and refurbishment was done by THCH on Wednesday 5th April, meet 6.30 at Shadwell Station.

10. GLA Planners

- a. It would be useful for the Forum to meet with officers from the GLA to understand how any development on our estates will impact on the Island.
- b. The other major HA on the Island, East End Homes, is not proposing any development here at all.

11. Safeguarding Offers

- a. Following the lack of any legally binding agreements to protect residents during and following the stock transfer, and because residents in other developments have had negative experiences, we must ensure that robust protections are drafted by lawyers to make any offers legally enforceable.
- b. This should be ongoing as promises are agreed, and funded by the JV.

	Residents	Joint
Feb	27 th WBLL	
March	8 th 29 th Viability	22nd
April	12th	26th

Report of the Independent Resident Advisor – 8th February 2017

Residents' Meetings

I have attended the following meetings since we last met:

- Barkantine Management Team
- Kingsbridge Expectations Document Meeting
- St Johns TRA
- St Johns Leaseholders Association
- Samuda Estate Residents
- SELMO

- OHG Meeting for Community Centre Managers
- 3 Kingsbridge Drop In Sessions

Other Meetings

I have also had meetings with:

- Tower Hamlets Tenants Federation
- Cllr Blake

Constitution

The elections have taken place across the four estates and the following have been elected and will take their positions at the Annual General Meeting on 15th February 2017:

Barkantine Estate

Arthur Coppin
Sue Gibson
Ahmed Hussain
Glenn Power

Kingsbridge Estate

Pam Cole
Eliza Janiec
Sheikh Rahman
Danny Waites

St Johns Estate

Jackie Campbell
Maureen Mallett
Maggie Phillips
Jill Skeels

Samuda Estate

Lee Denton
Monirul Islam
Candida Ronald
Tracy Ward

Stock Condition Survey

The tenders for the Stock Condition Survey are now back and timeslots for the Selection Panel (4EF, LBTH, Argent and OHG) to interview the consultants are being arranged sometime in the next two weeks or so. The suggested arrangement is to have two sessions, each comprising two one-hour interviews with a 30 minute break in between.

As a reminder the selection criteria proposed in the Brief are:

- Experience of surveying relevant types of stock (50%)
- Quality of interview (25%)
- Price (25%)

The Brief also states that the 4EF and their independent advisor will be able to select the consultant based on these criteria, as long as the consultant meets the prequalification requirements and the fee cap (Any fee proposals which are more than 25% higher than the average submission may be discounted, as long as the scope of works priced is the same/similar as the other consultants).

Workshops will be held for residents who want to be able to understand what the Stock Condition Survey is all about when the findings are available in April.

Good practice In Resident Consultation

The draft that was agreed at the meeting on Wednesday 23rd November 2016 has now been discussed by the Barkantine, Kingsbridge and St Johns. Given the time constraints this evening I suggest that we discuss the suggested amendments next week after the formal part of the AGM.

Kingsbridge Expectations document

The response was circulated to all residents on the Kingsbridge Estate following the meeting on Tuesday 17th January 2017 at the Sailing Centre. Drop in sessions have been set up for every Tuesday and Thursday in February for Kingsbridge residents who have any queries following reading the response.

Attendance has been poor. Two on each of the first two days and five on the third day. A number have said they have not seen the expectations document (it was simply posted through each letter box as part of a door knock by Soundings) whereas they had seen the 4EF newsletter (which went through the post).

Issues raised so far are:

- An explanation of the leaseholder buy back package
- Tackling overcrowding for both tenants and leaseholders
- Parking
- River Views

One issue I have picked up and need a response on is do OHG at the moment allow tenants who transferred to OHG as a result of the Stock Transfer retain the benefits from their former secure tenancy if they transfer within OHG stock?

I am holding a meeting with Kingsbridge Residents next Tuesday to discuss the expectations document.

Viability Workshop

Clr Rachel Blake has offered to run a seminar for the 4EF on viability. Presumably an evening date would be desirable. The LBTH viability team leader Joseph Ward would attend and run the seminar. Can we agree a date for this tonight?

Consultation

At the last meeting 4EF members will recall that Argent/OHG announced that Soundings will no longer be working on the project and that they agreed that the 4EF would be involved in selecting a new company. I have been checking around my contacts and I have come up with the following list that I need to check on:

PEP
PPCR
TPA
TAROE
IBP
George Cochrane

Does anyone want to add any other name to the checks I intend to carry out?

SELMO

SELMO have asked for my support and I am giving it to try and ensure that they survive and thrive in order that their voice is stronger in what is to come.

Website

The website went live at the end of January and contact has started to increase as a result from residents asking for more information. Arthur will be uploading the 4EF minutes on to the website.

Newsletters

Surprisingly OHG sent out the January 2017 newsletter to all residents by post, when I had asked for it to be posted to absentee landlords. This is not a bad thing as we have more chance of residents reading it if they have to open a letter rather than anything being posted through the letterbox being binned!

Absentee leaseholders have been contacting me as a result of the newsletter and as such I have been building an email database to work with Judith from Kingsbridge on setting up an email group for them.

I have drafted the February 2017 newsletter for you to consider at this evenings meeting.

Holiday

I will be away until Monday 13th February 2017.

Michael Tyrrell

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