



Minutes of the JOINT MEETING

22.2.17.

Present: Pam, Maggie, Arthur, Jill, Jackie, Glen, Tracy, Maureen, Danny, Lee, Eliza, Sue
Advisor: Mike
JV: Chris, Anthony, Leila Arefani (OH Senior Project Manager – Development)
Apologies: Candida, Robert, Alex, Ahmed.

1. **Advisor's Role** (Discussed in Mike's Absence)

- a) The residents need to evaluate the role so far and identify the objectives for the next 6 months and make a proposal to the JV at the next meeting.
- b) We should also consider if there is any support needed for the role.

2. **Feedback and responses to the TH Mayor's Public Meeting about planning on the Island:**

- a) It showed a lack of understanding on the part of the planners about the strength of feeling on the Island and its need for infrastructure and reassurance that developers were not just having a free for all.
- b) The 4 Estates are identified as areas of opportunity for development.
- c) OH is a member of the OAPF Strategic Board (with the Rivers Trust and TH).
- d) The responsible GLA Officer (Colin Wilson) will be invited to tour our estates and meet with the 4EF.
- e) The GLA and TH said they wanted to have more control over the haphazard development along Marshwall.

3. **OH Director Changes**

John Gregory is now acting CEO and Matthew Saye an executive Director.

4. **Communications within OH**

- a) The OH Island Newsletter had an article on the Kingsbridge Expectations meetings and document which implied more had been agreed than Kingsbridge residents and the 4EF consider has been.
- b) This will be done more sensitively in future and the communications team will work closely with the development and housing management teams to make sure clear and accurate information is given out.

5. **Stock Condition Survey**

- a) The Consultants interviews will be on the 3rd March.
- b) The programme has been extended to 12 weeks so should be finished by the end of June.
- c) Resident Workshops on the results of the survey could be in July.
- d) The consultant will have access to OH data, but will not be relying on this. They will test its accuracy and carry out their own samples.
- e) There will be opportunities for residents to feed their own knowledge and experiences of the blocks they live in into the survey programme.
- f) 4 Consultant Surveyor Organisations have submitted bids. They will be asked standard questions by the panel which can be scored. Arthur and Maggie will be on the Panel and Mike is chairing it.
- g) The findings of the independent survey can probably be shown in a way that distinguishes it from the OH data.

6. **Consultation Principles**

The JV have received these and will respond at the next meeting.

7. What “Better” Looks Like

- a) The 4EF will have a workshop and reflect their ideas, but each estate workshop will start with its own blank sheet to reflect their own perspectives.
- b) This will inform the Options Appraisal.
- c) The WBLL workshops and collected perceptions will aim to be completed by the April Joint meeting.

8. Option Appraisals

- a) After the Stock Condition Surveys and WBLL some Options can be drafted for discussion.
- b) The JV will look at a timetable that is flexible enough to accommodate resident and 4EF needs, but outlines the decision-making process.
- c) Argent would not be involved in a ‘refurbishment only option’ but would like to be a partner in a rebuild. Where the line is drawn about how much rebuild would be needed for Argent to be involved is a grey area.
- d) Residents might want to consider what alternative developers might offer if Argent withdrew.
- e) Considerations in the option appraisal might include:
 - How many residents chose to relocate if a development / refurbishment took place
 - OH’s management aspirations e.g. how easy property is to maintain, sustainability
- f) Any promises made as part of an offer will need to be tied up legally so they are guaranteed and binding in any proposal goes ahead.

9. AOB

- a) Another trip to see the Kings Cross and other appropriate developments will be planned.
 - OH’s Kidwell Estate in Maidenhead is the most similar development to ours.
- b) At the next meeting, there will be a presentation on the Joint Venture Partnership Structure outlining what each party hopes to gain from this process.
- c) Kingsbridge Surgeries –
 - These are still going and will be extended through March, with maybe some evening sessions.
 - Although feedback has been generally quite positive for redevelopment, implications need more clarification e.g. Service charges because of lifts, council tax etc.
 - The engagement from each block on Kingsbridge needs to be monitored.

Next meetings:

GLA Estate Walkabout	Wednesday 22 nd or 29 th March?		
Joint 4EF meeting	Wednesday 22 nd March	7.00	St Johns
Workshop on financing development projects:	Wednesday 29 th March	7.00	St Johns
Tour of Kings Cross Development	Wednesday 5 th April,		
Residents 4EF	Wednesday 12 th April	7.00	St John's
Tour of Shadwell Estates	Wednesday 19 th April	6.00	Shadwell Station
Joint 4EF	Wednesday 26 th April	7.00	St John's
Residents 4EF	Wednesday 10 th May	7.00	St John's
Joint 4EF	Wednesday 24 th May	7.00	St John's
Residents 4EF	Wednesday 14 th June	7.00	St John's
Joint 4EF	Wednesday 28 th June	7.00	St John's