



## Minutes of the JOINT MEETING

29.3.17.

Present: Candida, Ahmed, Pam, Maggie, Arthur, Jill, Jackie, Glen, Tracy, Maureen, Eliza, Sue  
Advisor: Mike  
JV: Chris, Anthony, Alex, Leila,  
Apologies: Robert, Danny, Lee, (Monirul, Sheikh Rahman)

This meeting was short because of the cancellation of the scheduled meeting in the previous week.

### 1. Advisor's Contract (Proposal attached)

- a) This will only be extended until June as the JV has funding committed until then. Whether the JV is continued will be dependent on OAPF & GLA housing policy which should be known by the end of May. If the JV is continued there is an intention to continue funding the advisory post as appropriate.
- b) Outputs – These are not included in the proposal as the post needs to be open ended and flexible enough for it to be responsive to the 4EF's and residents' needs.

### 2. Stock Condition Survey

- a) Hunters, the appointed Surveyors, have proposed their programme.
- b) They are organising Drop-in sessions on each estate and they will start surveying communal areas on 12<sup>th</sup> April. Their draft report will be available by the end of May which will be made available to the 4EF.
- c) There will be a mid-term review at the beginning of May with the TRA's.
- d) OH has compiled its relevant SC data and this is being made available to Hunters.
- e) A letter will go out to residents from OH about the SCS and from Hunters to their targeted tenants.
- f) 20% of the homes should be visited (400 properties). If required a list of the types of homes chosen for the survey will be made available.
- g) Hunters will review the OH data for accuracy.
- h) The surveyors will access Leaseholders property only when needed.
- i) Chris Warby, of LBTH, will be independently scrutinising the methodology, process and accuracy of the results.

### 3. Principles of Consultation

#### Ballot

- a) The JV is not committing themselves to a ballot at this stage and want to revisit the issue later when they have had a chance to investigate alternative options.
- b) The Consultants will need to take this into consideration when they are appointed.
- c) The Mayor's Working Group will be discussing this at tomorrow's meeting.
- d) There does need to be a credible alternative to a ballot if it is not agreed to.
- e) The JV is committed to 'all stakeholders' being involved in the decision. Who is included as a 'stakeholder' needs clarification.
- f) There was fervent discussion about the need for a ballot as this is seen by residents as their safeguard against inappropriate development.

- g) The 4EF is not able to make decisions about the voting issue as it is not a representative group, so this will need to be a part of the consultation work.

**4. Kingsbridge**

- a) Residents are concerned that it looks like Kingsbridge is being highlighted and that it is in a “consultation process” as there are surgeries and it has an “Expectations Document” which has elements of an offer within it.
- b) The JV assured the 4EF that this was not the case – that it was an exploratory process, and that a normal consultation process would begin when and if any proposals needed considering.

The meeting continued with a Viability Workshop presented by TH Planning Dept.



## *Proposal to extend the role of the Advisor to the 4 Estates Forum for another 6 months.*

### **ROLE**

To support the 4EF to frame a resident led future for the four estates and to represent residents interests at all times.

### **TIMESCALE**

April – October 2017

### **LINES OF REPORTING**

To the 4EF

### **KEY TASKS**

1. To work with the 4 Estates Forum to continue to develop a resident led process which is robust, informed and allows residents to form their own plans for the future of their homes
2. To continue to provide the 4EF with information about resident involvement in effective regeneration projects elsewhere in London and recommendations about what might be relevant for the four estates
3. To continue to help establish a representative resident structure capable of reaching all blocks and tenure types across the four estates.
4. To ensure that the 4EF is asking the right questions of its landlord, other Joint Venture parties and Tower Hamlets Council
5. To work with the 4EF and residents to structure an effective consultation process
6. To work with the 4EF and Tower Hamlets Council monitoring the stock condition survey including:
  - a. Ensuring that the survey is properly executed
  - b. Providing expertise to residents in interpreting the results
7. To work with residents on exploring all options for the estates including redevelopment, regeneration, potential in-fill and the consequences of none of the above.
8. To assess, test and advise on the options appraisal exercise carried out by OH/Argent
9. To feed into the Mayor's Isle of Dogs working group and its sub-groups as required, to represent the interests of residents and feedback to residents.
10. To research and coordinate an information document outlining the legal rights of tenants, lease and freeholders
11. To advise on establishing a residents' charter
12. To maintain a website and produce regular newsletters, arrange public meetings, workshops and surgeries as appropriate, to ensure residents are informed and can feed back to the 4EF
13. To network and help coordinate all organisations and parties concerned with any proposed development of the 4 Estates
14. To provide expertise and advice on any other matters related to estate redevelopment as may arise during the contract period.
15. To always act in the best interest of residents.

### ***In the past 6 months the Advisor's role has successfully:***

1. Established the Forum as a Constitutional, elected body with a clear role.
2. Had meetings with residents and surgeries to answer questions and give reassurance about what is happening and could happen.

3. Overseen and advised upon the setting up of the Stock Condition Survey, a draft consultation process, and input to an Options Appraisal framework.
4. Produced newsletters and a website to distribute independent information as widely as possible.
5. Researched and collected information relevant to potential development.
6. Coordinated between appropriate bodies involved in potential developments inc. LBTH & the GLA
7. Ensured residents, through the 4EF, have a group which can effectively influence the future of their estates.
8. Reached out to the non-resident Leaseholders to coordinate their interests.
9. Worked with estate groups where necessary to help to build a representative and responsive group.
10. Become trusted by all the groups involved in this process and has communicated respect and sensitivity in potentially delicate or controversial situations.

It was agreed by the 4EF meeting of 8<sup>th</sup> March 2017 to offer a 6 month extension to Mike Tyrrell as Independent Adviser to the 4 Estates Forum and to recommend that his contract with the JV of Argent and One Housing be renewed.