



Residents Meeting

with OH CEO

7th June 2017

Present: Maggie, Candida (chair) Jill, Maureen, Ahmed, Eliza, Glen, Jackie, Pam, Tracy, Eliza, Sue,
Advisor: Mike
OH: John Gregory, Alan Williams, Leila
Apologies: Danny, (Sheikh, Lee, Monirul).

1. OH Position

- a. The CEO apologised for not informing the 4EF or residents about the GLA bid and agreed that it was sloppy.
- b. The bid was only indicative, in case anything went ahead.
- c. It was bidding for about £60K/unit for affordable housing – which needs funding at that level.
- d. £6m is a significant sum and shouldn't be turned away.
- e. OH felt that the consultation on Kingsbridge was more advanced than on the other estates.
- f. There will inevitably be mistakes in communication.
- g. There is the potential for a significant scheme.
- h. OH has a “heavy development programme” to help provide new housing.
- i. It wants to be a strategic partner with the GLA.
- j. OH agree to provide us with the bid information.
- k. No development will go ahead without the general consensus of residents.
- l. Argent may be interested in just developing Kingsbridge and not the other estates, but not a smaller project.
- m. Any tenancies transferred into new developments will be at the same rents and OH is committed to anyone who wants to being able to stay on the same estate or on the Island.

2. The 4EF Response

- a. The bid was too premature as no official consultation had begun.
- b. Kingsbridge had stopped working with Soundings because it might be seen as Consultation.
- c. The bid was prejudging the planning process.
- d. The GLA might be inclined to support plans because they had already allocated funding for it.
- e. Kingsbridge residents feel very let down by OH and now feel very worried about their futures.
- f. OH needs to clarify what “stakeholders” will be included in any project. In discussions with the Mayor, the homeless were mentioned as possible stakeholders. It should just be residents.
- g. There needs to be a good mix of dwellings types, with an emphasis on maximising social rents.
- h. Residents will need a guarantee that any affordable housing is not going to be off site.

3. The 4EF agreement with the JV is only to 'explore the possibilities', not to encourage any proposals.
 4. It is hard for the residents to work with OH in any meaningful way until past issues are addressed.
 5. OH will not change their local board structure to suit Project Stone.
 6. Residents are generally concerned about the inadequacy of OH communication and about the way OH collect their feedback which seems to give the Directors an inaccurate impression.
 7. While there is no master plan yet, OH does want to move into the consultation stages of Project Stone.
 8. OH says it is still committed to a resident led process.
 9. OH wants to work with Argent because Argent have a long term commitment to their projects.
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10. The 4EF will write to OH to withdraw the bid and make clear their position and expectations.