

<b>Present</b>	Residents: Maggie (Chair) , Danny, Jackie, Maureen, Jill, Eliza, Pam, Arthur, Tracey, Sue, OH: Leila, Hunters: Bob Forrest – SCS Project Director, Hunters Advisor: Mike	
<b>Apologies</b>	Candida, Ahmed, Glen, Chris, (Lee, Monirul, Sheikh)	
		Action
<b>1.</b>	<b>Presentation by Bob Forrest (Hunters) about the draft report on the Stock Condition Survey</b>	
i.	There is still some intrusive work to do, e.g. Drains with cctv etc, structure, pipework before the report will be complete.	
ii.	In this draft there is an error in the Preliminary Works on some of the spreadsheets which will be corrected.	
iii.	Some bits of the report are being revisited following comments by the SCS Umbrella Board	
iv.	Although they referred back to check on OH's previous surveys and data, the findings in this report is independent and drawn from surveys done by Hunters specifically for this report	
<b>2.</b>	Bob went through the report (presentation attached to digital Minutes)	
<b>3.</b>	<b>Points raised:</b>	
i.	The leasehold properties owned by OH are not identified separately.	
ii.	Cold bridging is sometimes a more complex cause than just insulation e.g. Showers etc.	
iii.	A Window's life will be about 25-30 years no matter what he are made of. They will need replacing on a cycle whether they are new-build or not. This will apply to kitchen units, and other assets with a limited life expectancy.	
iv.	This needs to be taken into account in the options appraisal and how the information is presented.	
v.	This report doesn't include any improvements - it is just maintenance.	
vi.	The comparison of maintenance costs (slide 32) – this was done on a typical average nationwide basis (i.e. Including all types of property and ages). OHG rented properties should be compared to like TH properties and should be presented carefully, so it not being seen as manipulating conclusions.	
vii.	We need to agree what we would like changed in the study and present this to the SCS Board.	Meeting on 6 <sup>th</sup> Sept
viii.	What do we compare our stock with - it needs to be done with comparable TH blocks, not national averages. It should not be included as evidence in the SCS unless it is.	
ix.	Costs for each block need to be broken down so Leaseholders can see what they have to contribute.	
x.	We need the income from rents and service charges over 30 years to know how these figures stack up against value for money.	
xi.	Other information needed for residents to get a full picture: - What the cycle of maintenance works will be - both old and new property's will need this work done. It is difficult to see this from the data provided. - Cost of redevelopment including leaseholders - Temp accommodation etc.	
<b>4.</b>	<b>Consultation</b>	
i.	There has been an exchange of emails with OH and the 4EF Chair.	

	OH have said they want to make a deadline(15 <sup>th</sup> Sept) for us to start discussing / agreeing the consultation process with them.																												
ii.	We need a process driven timeline instead of the confusion of parallel initiatives.																												
iii.	This kind of discussion / ultimatum should be discussed with us at director level – it presents a distinct change of the relationship and changes the balance of how we are working together.																												
iv.	We won't be ready to present our response until we have met with Richard Hill.																												
v.	We will send a letter saying we are still not able to trust the motives of OH and they have done little to address this issue.	Arthur																											
vi.	We cannot respond by the deadline although we will be preparing our response but will not discuss this with OH until we have met with this with new CEO on 27 <sup>th</sup> Sept																												
vii.	OH should not want to make same mistake as they did with Soundings.																												
5.	As the next few meetings are already booked up with visitors – Unmesh Desai, Richard Hill and Chris Worby, we will have an extra meeting on 6th September to discuss the consultation and SCS response.																												
6.	<p><b>Next meetings:</b></p> <table> <tr> <td>O/H 4EF Resident</td> <td>Wednesday 23rd August</td> <td>Hunters SCS</td> </tr> <tr> <td>O/H 4EF Resident</td> <td>Wednesday 6<sup>th</sup> September</td> <td></td> </tr> <tr> <td>O/H 4EF Resident</td> <td>Wednesday 13th September</td> <td>Unmesh Desai</td> </tr> <tr> <td>O/H 4EF Resident</td> <td>Wednesday 27th September</td> <td>Richard Hill OH CEO</td> </tr> <tr> <td>O/H 4EF Resident</td> <td>Wednesday 11th October</td> <td>Chris Worby</td> </tr> <tr> <td>O/H 4EF Resident</td> <td>Wednesday 25th October</td> <td></td> </tr> <tr> <td>O/H 4EF Resident</td> <td>Wednesday 8th November</td> <td></td> </tr> <tr> <td>O/H 4EF Resident</td> <td>Wednesday 22nd November</td> <td></td> </tr> <tr> <td>O/H 4EF Resident</td> <td>Wednesday 13th December</td> <td></td> </tr> </table>	O/H 4EF Resident	Wednesday 23rd August	Hunters SCS	O/H 4EF Resident	Wednesday 6 <sup>th</sup> September		O/H 4EF Resident	Wednesday 13th September	Unmesh Desai	O/H 4EF Resident	Wednesday 27th September	Richard Hill OH CEO	O/H 4EF Resident	Wednesday 11th October	Chris Worby	O/H 4EF Resident	Wednesday 25th October		O/H 4EF Resident	Wednesday 8th November		O/H 4EF Resident	Wednesday 22nd November		O/H 4EF Resident	Wednesday 13th December		
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