



Residents Meeting  
Wednesday 8<sup>th</sup> November 2017

**Present:** Candida, Mike, Maureen, Jill, Pam, Arthur, Glen, Ahmed

**Apologies:** Danny, Tracey Maggie, Eliza, Sue,

- 1 **Minutes agreed** **Action**
  
- 2 **Advisors report (see Report Attached)**
  - i. The SCS may be delayed until all the information from the intrusive surveys etc can be included and all the formulas are available and the detail behind it. This may not be until January.
  - ii. A OHG Project coordinator has approached St Johns to book the hall about the SCS without consulting with us. This should not go ahead.
  - iii. Instead of having estate open meetings we will have an open drop in from about 3 to 8pm
  - iv. The 4EF will have a preview of the SCS at the 10th Jan meeting Mike
  - v. We hope that Chris Worby will be able to come to the Dec Res meeting to present his assessment.
  - vi. Cllr Blake asked whether we are sure we want the information about which blocks are not viable to be published as this will affect property values if it becomes public knowledge.
  - vii. OH have agreed that they will make available the costs of what they have spent and what they have programmed to spend
  - viii. OH have now said they are not against a ballot if there are not any alternatives.
  
- 3 **November Newsletter**
  - i. With some changes to the text the draft was agreed.
  - ii. The resident being disruptive on the Barkantine should still receive newsletters even though he is objecting to receiving them.
  
- 4 **Response to the TH Borough Plan** Mike
  - i. We are responding to the Plan consultation saying that we object to the estates being included in the "high density zone" which cuts across the middle of the Island, (Millwall and Cubitt Town)
  - ii. The Social Housing Estates should not be included in the target densities because they are existing communities rather than Brown Field sites.
  - iii. The TH Mayor is supporting the stepping down of the high rise building as it goes south through the Island ie lower density.
  - iv. The GLA recognises that there is plenty of potential for development on the Billingsgate and DLR land to the North.
  - v. The point we need to make to the GLA is that the 4 Estates do not need to be developed to reach Tower Hamlets Draft Local Plan housing targets.
  - vi. We want to put in some objection so that we can have a voice at the inquiry if we need to.
  - vii. There is a shortfall of housing numbers in the current planning applications in TH (1500). These potential homes in the targets have not been allocated an area.
  - viii. The 4 Estates need to be omitted from the high density zone.
  
- 5 **The Consultation Process and Community Engagement Strategy. (see 2 attached Documents)**
  - i. The 4EF has become a sort of Project Board which is overseeing the process but it now needs to move it out to the estates and set up estate engagement without setting off an official consultation process.
  - ii. We need to look at how we set up effective estate engagement.

- iii. Cllr Blake's Consultation group has looked at a proposal OH has for engaging with estates. This is broadly similar to our own proposal and focuses on the 4EF and estate residents leading the process.
  - iv. We need something in writing from OH to confirm this is Engagement not Consultation. Mike?
  - v. We need to draft a brief for the Engagement Advisors invited to apply. Mike
  - vi. The 4EF engagement discussion document can be presented to the Mayor's working party next week. Mike
  - vii. The appointment and brief for the advisors will be for the 4EF to lead, not the JV.
  - viii. We will propose this Engagement Strategy to Richard Hill at the next meeting.
  - ix. We need to make a comprehensive list of everything that should be considered in this whole process (including development and all the pitfalls) so residents can see the whole picture. There was a list of questions which was written a while ago, and this can be amended and added to. Glen  
Mike
- 6      **4EF meeting with the CEO/OH**
- i. We will try and move this to another Wednesday Arthur
  - ii. We will discuss the Engagement Strategy, building trust, Island Board, transparency about intentions for estates, protection against unwelcome development
- 7      **James Murray Visit**
- i. Now GLA Deputy Mayor for Housing, wants to visit for 90 mins.
  - ii. He will be shown the estates' highlights and driven from estate to estate to save time so we can have a chat with him together as well.
  - iii. Date: Tuesday 5th Dec 9am. Arthur



## Appointing a Resident Consultation Specialist 25<sup>th</sup> October 2017

### Background

1. The 4 Estates Forum have made it very clear, that their role is not to make decisions on behalf of residents. This applies to all aspects of Project Stone, including resident consultation.
2. The appointment of a resident consultation specialist is very much welcomed by the 4 Estates Forum, but any agreement on the brief must be taken back to the four estates for consultation.
3. The 4 Estates Forum recognises that it is not representative, and similarly that much resident consultation is not representative of residents views because it relies mainly on those residents who are prepared to turn up to meetings.
4. The brief that should be developed for appointing a resident consultation specialist should therefore have one single aim; to develop a strategy with residents to maximise resident consultation that will be seen as best practice across the housing sector.

### The draft brief

5. Resident consultation has generally involved those residents who will attend meetings and another wider group who will attend exhibitions. Consultation must be wider than that; and the brief for the resident consultation specialist must emphasise that developing methods to engage with hard to reach groups on the estates is essential.
6. Specifically the respondents to the brief should be asked to respond to the following general principles:
  - Fairness should be at the heart of any redevelopment.
  - Support should be available for capacity building among residents to address any power and information imbalance.
  - Engagement with residents needs to be deep and wide.
  - Minimum threshold for engagement, as defined by residents, to be reached across tenure type.
  - Consultation to take place on an estate by estate basis with a minimum level of engagement set for each block.
  - Consultation needs to reach residents who do not wish to be consulted as well as those who do.
  - Consultation needs to reach all BAME communities on the four estates.
  - Consultation should consider all options openly and fairly.
  - Options should be communicated in a simple to understand manner.
  - Options should not be presented as a fait accompli.
  - Development of a resident charter that is legally binding.
  - Ballot.
  - Avoiding consultation overload

7. In February 2017 the 4EF adopted a set of Principles for Resident Consultation covering:
  - Overall Decision Making
  - Engagement
  - Developing ProposalsThe brief should take account of these principles.

**What consultation is to be undertaken?**

8. With the Stock Condition Survey shortly to be published, the 4EF see that the next steps in the process is for the resident consultation specialists to draw up the consultation strategy to be applied to four specific phases.
9. Phase One – What does better look like?
  - Consultation process to enable residents to frame future for their homes.
  - Define what residents currently value about their homes, location, landscape and communities.
  - Define what better would look like.
  - Define what “like for like” would entail.
  - Define resident drivers for options appraisal.
  - Define social impacts.
10. Phase Two – Options Appraisal
11. Phase Three – Actual Proposal
12. Phase Four – Statutory Planning

## Discussion Document about Community Engagement

- 1) The purpose of the document is to identify potential next steps in the light of the need to engage residents on the four estates and open up the process to them.
- 2) It's very impressive how far we've come and we shouldn't under-estimate our power and what we've done so far is absolutely what we should be doing. The 4EF is effectively acting as the board for the project and it doesn't matter if it's not fully representative, just that it works.
- 3) However we need to open the process out and it is time to involve the wider community on each estate. Each estate is different with different constituents.
- 4) The next step would be to develop a community engagement strategy: five chapters in total, chapters one to four would be a strategy for each estate, and chapter five would pull it all together in a common strategy for communications and engagement.
- 5) The commissioning agent for this piece of work would be the 4EF. The 4EF would agree the scope of the work and help in identifying key people with whom to have initial conversations and who could take part in a survey. These people could be a mixture of existing TRAs plus key people from the different communities on each estate and people who are prepared to engage.
- 6) These initial survey findings would feed into a draft community engagement strategy. This exercise could also help to strengthen the community voice on each estate and help make the existing structures on each estate more representative. Time needed to be given to build capacity on each estate.
- 7) The strategy should include the development of a model that's appropriate for each estate and a consultative framework for each estate. The representative structures on each estate would sit beneath the 4EF.
- 8) OH should make available to the 4EF a pot of money to do this work. The 4EF is the best way to start engagement and OH should absolutely not be commissioning nor directing this work.
- 9) It would take about 12 weeks and wouldn't necessarily be the same person doing the work on each estate. It might cost somewhere around £1750 per week.

CR

# Towards a Community Engagement Strategy

