



Residents Meeting
Wednesday 13th December 2017

Present: Candida, Maggie, Danny, Pam, Ahmed, Tracy, Glen, Jackie, Maureen, Eliza
LBTH: Imelda, Chris Worby
Advisor: Mike
Apologies: Jill (Sue)

Chris Worby's Observations on the SCS so far:

1. We should get a clear view of the next 30 years for the estates
2. There has been some extra specialist work to make sure that it is the most accurate and thorough view as possible.
3. The results have been a bit different from OH's data.
4. Hunters have been doing as reasonable a job as possible
5. OH's view is that the estates are more costly to maintain than new properties and they also have less overcrowding and misusing properties
6. OH is not producing the survey until all the intrusive parts are available.

Discussion

7. Contrary to popular belief, landlords do not necessarily keep records of all the works done for it to be available to surveyors. This is always a surprise to residents.
8. We want Chris to give us an assessment of the methodology and quality of the survey and the information provided by OH. Is this just an opportunity for OH to make money? We want to know their motives.
9. Issue is whether the survey shows that the properties make a profit or loss. OH needs to justify any decision they make.
10. The important thing is to have good information to base any decision on, information that residents can trust.
11. You shouldn't expect large amounts of money to be spent only 10 years after the stock transfer, but the investment was not made as promised after the Stock Transfer.
12. When a failing HA is taken over following Stock Transfer, the new parent is not necessarily given the whole picture.
13. OH would have to prove to the Planning Authority that CPO's would be necessary with clear information. The Borough would want to be very thorough in this otherwise it would have to deal with legal challenges.
14. OH need to show their position with all the verified costs to backup any proposals.
15. Our comparable properties would be ones like the Borough and Poplar Harca.
16. Residents are sceptical about OH's motives because they were a developing HA rather than one that supported its residents. It is OH's interests to take residents along with any development otherwise they will have opposition to deal with.
17. The wear and tear on an overcrowded property is more expensive than one the right size for the tenants. Existing properties are more likely to be overcrowded. We do not know how

much overcrowding there is, but it is being used as a reason for redevelopment. This will not be covered by the SCS.

18. Leaseholders will always be expected to pay their way on any development. When the future costs are identified, Leaseholders will consider whether they will be paying for work that should have already been done in previous capital works, and paid for.
19. Lots of RTB applications tend to go in just before a decision to redevelop.
20. Tenants are the first priority and will be rehoused in a flat of the appropriate size for their needs.
21. Leaseholders have to be given a fair price for their property, and this will usually be disputed. Other options would be offered to try to ease the process.
22. There is no scrutiny of HA's now and so they do not have to demonstrate their systems are effective and good value for money.
23. How do we know OH's figures will not be manipulated to help their case.
24. CPO's can only be considered after planning permission has been granted. It would be in the Mayor's interest to grant them if there was support from their community.
25. It is unclear whether there is a higher authority than the Borough's Mayor when it comes to CPO's.