



*The St. John's Estate  
Tenants & Residents Association*



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**Minutes of the extraordinary meeting of the TRA  
held on 4<sup>th</sup> September 2018  
for the residents of Alice Shepherd and Oak Houses  
at the St Johns Community Centre**

**TRA Officers Present:**

Maggie Phillips, Jackie Campbell, Jill Skeels, and Sharon Inns

**Residents Present:**

There were around 35 residents from Alice Shepherd House and Oak House.

**Advisor Present:**

Mike Tyrrell

**Apologies:**

Ashley Lowther

**1 Introduction**

1.1 Maggie Phillips the Chair of the St Johns TRA opened the meeting and explained that the TRA had called the meeting because One Housing Group had identified Alice Shepherd House and Oak Houses as blocks that they would want a conversation with residents to develop options ranging from doing nothing, considering changes or improvements to their blocks to full redevelopment.

1.1 Maggie Phillips explained that the 4 Estates Forum had employed Mike Tyrrell, a former Housing Association Chief Executive as an Independent Adviser to advise them and that the TRA had arranged for him to speak to residents this evening.

**2 Advisor's Report**

2.1 Mike Tyrrell handed out a written report which he spoke about for the residents of the blocks.

2.2 Mike Tyrrell briefly updated the meeting on the situation so far, from the announcement on Project Stone, the opposition to it, the

**PC**



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Stock Condition Survey and the recent announcement from OHG that they want to work with residents in three areas of the Island which includes Alice Shepherd and Oak Houses.

- 2.3** Mike Tyrrell went through some questions that need to be asked, if a block is to be demolished or if a block is to be refurbished. There are plenty of other questions to ask to ensure that residents get the best deal, but Mike felt that these were a good start.
- 2.4** Mike went on to advise that for all the options, any promises from OHG need to be made into a legal charter that is enforceable so that action can be taken if they are reneged on. For example the promises in the Kingsbridge Expectations Document (a document that OHG prepared nearly two years ago for the residents of the Kingsbridge Estate, which we think OHG will use as a starting point for promises to residents) need to be looked at and agreed for the charter.
- 2.5** Mike Tyrrell explained that the likelihood is that OHG will set up a Steering Group of residents to work with them and that the Group would have the opportunity to choose an adviser to support them.
- 2.5** After his presentation, Mike answered a number of questions from residents present including issues such as:
- Why have OHG chosen these blocks
  - Compensation
  - Rents
  - Right to Buy
  - Decants
  - Moving outside of Tower Hamlets
  - Sizes of new homes
  - Overcrowding
  - Who will get priority if an infill option is chosen

### **3 What Next?**

- 3.1** Maggie Phillips explained that she is organising a meeting in October for Richard Hill the Chief Executive of OHG to come and speak to residents about what they are proposing.



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- 3.2** Maggie Phillips agreed to work with Mike Tyrrell on ensuring all the homes in the blocks are leafletted prior to that meeting. Everyone present agreed that it was important to get as many of their neighbours to come to the meeting as possible. **MP**
- 3.3** Those present urged the TRA to keep Mike Tyrrell as the adviser for the residents of Alice Shepherd House and Oak House during this process.
- 3.4** Some present said that their some neighbours could not attend because of child care issues and would it be possible to look at holding a separate meeting for them. Maggie Phillips said that it was possible. **MP**
- 4** **Close of Meeting**
- 4.1** Maggie Phillips thanked everyone for coming.
- 5** **Any Other Business**
- 5.1** There was no further business and the meeting closed at 8.20pm.