



Minutes of the Joint Meeting

25th April 2018

7pm St John's Community Centre

Present

Residents: Candida, Jackie, Maureen, Jill, Lesley, Heidi, Glen, Arthur, Deidre
OHG/JV: Chris, Leila,
Advisor: Mike
Apologies: Ahmed, Eliza, Pam, Kim

1. Minutes of the last JV Meeting,

Agreed

2. Questions from the SCS

- i. There are still 30 questions from those raised (85) that are still pending. Some issues need answers from different agencies. The spreadsheet will be updated as the answers become available. Ongoing
Leila
- ii. A copy of the last Hunters Survey 2006 is still being tracked down. There is hopefully one in the St John's tenants TRA office. Mike/Jill
- iii. The SCS was undertaken without any previous data so that it was an unprejudiced view starting from scratch. It seems to have been unclear about some of the work and dates but this is not an issue as they were not required to scrutinise previous data.
- iv. If there have been ongoing surveys done in the time OH has been managing the blocks, and there should be a 30 year programme for planning the maintenance, where is this information and how is it affected by this new SCS. Chris
- v. It has not become clear how our blocks compare to other HA stock and costs of comparable London estates. Is this information available through the TH Housing Forum? Leila
- vi. The maintenance/capital costs on some blocks that residents have assumed will be identified as being sustainable (eg the point blocks) might still be too high for leaseholders to afford. Some of the costs may not be rechargeable, and real costs may be different. This needs to be taken into consideration when decisions are made about blocks. Residents who think their homes are not in danger may find the bills are actually unaffordable.
- vii. Costs vary from year to year because of changes to the rules by the Government.
- viii. A sinking fund could be considered to help pay for projected works in the future. Chris?

- ix. The questions are being put on the Island pages of the OH website. A message phone line and email are the ways residents can raise more issues or follow up queries.
- x. The changes in the message from Richard in the booklet and exhibition versions was not intended to change OH's intentions, just adjusting the context.
- xi. A site visit to the Packington Estate in Islington might be useful as it is considered to have been approached quite positively by residents. Leila

Members may also be interested in visiting some OH supported homes for the elderly.

3. Resident Engagement

- i. OH seems to be thinking that now the SCS has come out and Project Stone is gone, the Resident Engagement Strategy will be taking a step back.
- ii. Samuda's record of recent engagement throws up concerns that there is an important need to consult with more residents to make any meaningful decisions about the future, or get any useful feedback. TRA's to collect data for their estates
- iii. OH emphasised that they are still committed to an engagement strategy although the context is changing so needs to respond to where we are now. The original brief may be revised to approach the estates individually rather than the 4 estates as a whole.
- iv. If blocks are being developed individually this still effects the whole estate and so any developments do need to be done as an estate wide vision, not piecemeal.
- v. The CEO will clarify OH's position when he comes in June.
- vi. Unless we have a way of talking/listening to residents it will just be a small group of people in a room making choices which is not what the 4EF is about.
- vii. OH say they have been engaging 90% of residents in Camden.

4. OH has appointed a **new Chair of the Board**, Steve Douglas.

5. The 2 meetings in May will both be residents, and the 13 June will be Joint, with RH.

6. Neighbourhood Plan Response by 4EF

- i. The inspector wants to question the 4EF about its estate regeneration objection. It will be questions the inspector asks, not us making statements.
- ii. As there is a divergence of views within the committee we need to agree our position.

- iii. We will have a sub-group to detail what position we can recommend to the group. Arthur (Glen, Candida, Mike, Ahmed, Arthur) To meet on Tuesday 8th May to report to the 4EF on 9th, and the Inspectors enquiry on the 10th.
- iv. Land-Use: some non land-use matters are important to us but may need to be specified to make the point.



Meeting Schedule 2018 - 1st Half

- 4EF meetings are usually held on the 2nd and 4th Wednesdays of the month.
- The first meeting is the residents' group, the second is residents and / Joint Venture(JV).
- They are held in the St Johns Community Centre committee room at 7pm.

Wednesday 09 th May	Residents	
Wednesday 23 rd May	Residents	
Wednesday 13 th June	4EF/OH	Richard Hill
Wednesday 27 th June	4EF/OH	
Wednesday 11 th July	Residents	
Wednesday 25 th July	4EF/OH	

Enquiries:
 Arthur (sec) arthur.coppin@btinternet.com 07748963289
 Mike (advisor) mike@4estatesforum.org.uk 07958 225416
 Website www.4estatesforum.org.uk