

Meeting for Starboard, Winch, Kedge and Barkantine about possible Regeneration Options.

7pm Tuesday 13th November in the Barkantine Hall

Present:

Ahmed Hussain	– Chair (BMT chair and 4EF vice chair)
Paul Handley	– OHG Head of Regeneration
Leila Arefani	– Island Regeneration Team Manager
Mike Tyrrell	– 4EF independent Advisor
Andrew Wood	– LBTH Councillor
Arthur Coppin	– taking notes (BMT Secretary and 4EF Barkantine member)
Glen Power	– Barkantine 4EF member
50 Residents	- attendance list with the BMT

Apologies: - Cllr Kyrsten Perry

Introduction

The Chair introduced the meeting and explained the reason and purpose of the meeting – to update residents of the Barkantine on the current situation about proposals to develop and to begin the conversation with the residents of Winch, Starboard Way and Kedge about the possible options open to those blocks.

Paul Handley's Presentation with comments and questions

1. The presentation given was one made by OH CEO, earlier in the year.
2. The New CEO, Richard Hill has now been in place for a year and there have been lots of changes in the executive of the organisation.
3. The Group Board has also had significant changes and is now more representative.
4. There is a new vision for the organisation, new values, a new 5 year plan, and a plan for service improvement led by One Future and consultants. This is all available on the OH website.
5. The CEO has said that Project Stone was a mistake because it was a top down approach; all 4 estates would have needed to have been done at the same time – a huge undertaking, and it assumed that the only option was for a complete redevelopment instead of looking at different options.
6. During Project Stone a Stock Condition Survey was commissioned and this has been a really useful piece of work which gave an up to date condition of the estate blocks.
7. OH is committed to holding ballots to agree any regeneration regardless of size and grant funding. This is a stronger commitment than that given by the GLA Mayor's guidance
8. The SCS showed up which blocks needed some work and whether there are issues with the infrastructure and suitability for residents.

9. OH has also been collecting feedback from residents about which areas might like to consider some form of regeneration.
10. This regeneration could look at a number of different options, not just knocking down.
11. Argent are no longer involved in the project.
12. OH has not come with ideas about what should be done – there are no plans except to speak to residents.
13. A starting point would be to ask: “what do you like and dislike about your block.”
14. This then feeds into looking at possible options for residents to discuss.
15. The timescale will depend on the residents.
16. One way forward would be to set up a steering group to help look at the details of getting this up and running and getting things moving forwards.
17. If Residents don’t want a steering group perhaps other options could be explored.
18. Engaging with all the residents is done on many levels to ensure that as many people as possible make an informed decision about what happens.
19. Regeneration doesn’t mean demolition but lots of possible options.
20. The criteria for looking at the 3 blocks are:
 - Blocks that showed up problems in Stock Condition Survey
 - Residents expressing an interest in change
 - Nearby developments impacting on the area and suggesting an opportunity.

The Role of the 4 Estates Forum

21. The 4EF is not influencing any decisions about what residents decide about their blocks.
22. It will provide support and information to steering groups and residents as required.

Points from the Residents

23. Wouldn’t it be better if OH went away and came back with the options for residents to vote on.
24. How can OH be trusted to do this process and keep to its promises if they can’t even maintain the blocks properly.
25. Mike Tyrrell suggested a meeting in 2 weeks with residents to work out the way they want to go forward.
26. OH needs to give residents assurances that they will keep to any decision the residents make.

27. Should there be a different meetings for tenants and leaseholders as their priorities will be different? This will be up to residents. Working together will be more useful sometimes but they may need to separate for some issues.
28. Voting – because there are less than 150 properties the GLA voting guidelines are not binding so a 1 vote per property is possible.
29. There can be a series of ballots for each decision as they come up.
30. The voting can be each block separately or 3 blocks together as residents decide.
31. The 3 blocks may want an independent advisor of their own – this can be decided at the next meeting.
32. Residents suggested speeding up the process by OH presenting them with what is doable and what is not. Is it worth wasting time thinking about options that are not viable?
33. In a resident led process the residents should be able to decide what they want to look at and add to any options or considerations. OH is committed to a resident led process and will impose their preferences.
34. Glen has collected a lot of information about possible deals and this will be made available to residents. OH has said already discussed possible deals with the Kingsbridge estate. It has said it does not want residents to have to pay more rent.
35. How much a scheme on these 3 blocks impacts on the rest of the estate is to be seen.

Independent Advisor

Mike Tyrell, Advisor to the 4EF explained the position on the other 2 estates affected by similar Conversations with OH

Councillors

36. There have been other development on the Island and we can learn from their experiences eg the increase in council tax resulting from a more valuable property band.
37. This project, even if it is done as quickly as possible, it will still take several years.

AOB

38. In Starboard Way there have been huge service charge bills for very little cleaning.
39. Glen Power of the 4EF provided a quick synopsis of what rents coupled look like based on the Kingsbridge Expectations Document (on the 4EF website).

Next Meeting

Residents meeting with Mike Tyrrell, Independent Advisor – 27th November at 7 in the Barkantine Hall.

