

Notes (draft) Samuda RSG Meeting 21st Feb 2023

- **Residents:** Candida Ronald (CR), Jody Ingram (JI), Jenny Fisher (JF)
- **One Housing (OH):** Jessica Carruth (JC), Monica Holder (MH), Rhys Jones (RJ), Sam Murfitt (SM)
- **Architect BPTW:** Justin Kelly (JK), Alexandro
- **Open Communities (OC):** Ray Coyle (RC), Murselin Islam (MI)
- **Resident Advocate:** Mike Tyrrell (MT)

1. RC welcomed everyone and the introduction was done by all attendees. The meeting was not quorate.
2. Minutes of the last meeting (Dec 22 – January's meeting was an architects sub-group meeting).
- 3.1 Presentation by BPTW (architect): JK did the presentation introducing BPTW who has been appointed recently as the project architect for this stage. The presentation was also done during the interview stage. JK thanked the RSG members who have been part of the interview panel for choosing BPTW. JK informed
 - they are based locally in Greenwich area
 - they are proud of being part of this project,
 - they have done an estate walk about looking at various aspects of the estate,
 - they have experience of working within different settings,
 - they can set up tabletop models based on the plans for the estate that will be easier for residents to understand,
 - they want to understand what residents want and don't want,
 - they want to look into landscape and residents' homes to have better understanding and develop a plan accordingly for homes that will meet residents' needs.
 - showed examples of four other projects they are involved in,
 - have experience of full refurbishment, infill developments and complete estate redevelopment programmes
 - key stages include getting to know residents by attending RSG meetings and events.
 - residents to lead on shaping the options and then choosing the preferred option.
- 3.2 JF requested BPTW to refer to the project as Four Blocks rather than South Samuda. JK agreed. JK added the four blocks, landscaping and residents' homes are the three main aspects of the project.
- 3.3 JK said they will ensure that the vision and options are viable, it is an ongoing process and has external factors influencing the viability i.e. markets conditions, supply chain, funding bodies, national economy etc.
- 3.4 BPTW wants to make this as a model project for the rest of London, wants to take pride in the process and make residents proud of their estate.

3.5 JF said all this is very general and the expectation from BPTW needs to have a balance to allow residents to get used to this massive process.

3.6 CR asked whether BPTW is surprised that it is not in phases for this estate. JK said they need to talk to residents to see their preferences that will lead to further detailed planning/phasing. JC added this is not decided yet and depends on what option residents choose. JF said it is good that refurbishment has been mentioned as it wasn't when OHG started talking to residents in the past.

3.7 CR asked at what stage financial viability gets checked. JK said viability is not only financial but it includes meeting building and design standards also. What needs to be avoided is working on options for a long time then finding out they are not viable.

3.8 CR said JK mentioned 'beauty' in his presentation regarding the homes and as Kelson House stands on the riverbank and is a landmark building, she urged the architects to develop a design which becomes iconic and not a standard box type design that is visible all over London. JI added this is an opportunity for the BPTW to make a landmark development especially with it being on the river side.

3.9 RC said over the next 9 months consultation events will look at design, location of buildings, number of blocks etc, forming a masterplan.

3.10 JC submitted a draft first round of engagement plan to launch the project.

Event	Date	Time from	Time to	Venue
Exhibition & Workshop	16 Mar Thursday	4:30pm	8:00pm	Club 55
Presentation and discussion	20 Mar Monday	6:00pm	7:30pm	On line
Coffee Morning	20 Mar Monday	10:30am	12:00pm	Club 55
Estate walk about	22 Mar Wednesday	1:30pm	3:00pm	Meet at Nisa
Workshop	22 Mar Wednesday	3:30pm	4:30pm	Club 55
Exhibition, workshop/walk about	25 Mar Saturday	11:00am	2:00pm	Marquee
Drop in/one to one meeting	Every Tuesday	10:00am	12:00pm	CSq

3.11 JC said the venues are booked based on the availability. JK said they are flexible about the time and date for these events as long they suit residents and availability of venues.

3.12 JC said there is no specific target in terms of number of residents to attend each event, but it will be good to get around ten different residents for each event. Some events may have more and some less. The publicity to go out by 1st or 2nd March to give a couple of weeks' notice to residents.

3.13 JF said 22 March would be difficult due to Ramadan due to start and many residents will be busy preparing. She said an estate walkabout could be challenging for some

residents due to mobility issues or even that some residents might only be interested in their own block. JC said it will be possible to have extra sessions or swap around the sessions at different time of the day to reach out to Bengali residents.

- 3.14 JC said the engagement plan provides options for residents to attend on different days and times. Promotional material will cover this. RC added residents should be given opportunity of home if they cannot make the sessions. If requested by residents, then they should be given option for OC or Residents' Advocate to attend one-to-one meetings.
- 3.15 JF said coffee morning could be timed to catch residents coming back after the school run around 9:30am. JC will look into it.
- 3.16 General discussion took place about regeneration information boards on the estate and where they could be located. Options to consider are board for each block, information display on the wall of the community centres, boards at estate hot spots etc. JC said banners can be used to promote the events. The exhibition/presentation material will be available online for residents to access at any time.
- 3.17 JF asked what content will be presented/discussed in these events. JC said the events are planned to launch the project, raise awareness and understand what the residents aspirations are, how they see their estate now and in the future. JK added that they can explain what regeneration is and what the possible impacts might be so that residents are informed and prepared for the process.
- 3.18 JF said there should be an overall masterplan for whole of the estate rather than only for four blocks. Residents from other five blocks will vote on the final option, but they will not be part of the programme. OHG should use the opportunity to plan for the whole estate and then do it through various phases. She added OHG is doing this because they want to reduce their repair cost to the blocks and add asset value as well make profit from selling premium properties along the river side.
- 3.19 RC said the 4 versus 9 block discussion has been had at every meeting to date and will come up again in the future but one of the interesting point will be to find out how many residents offer feedback from the other five blocks. CR said it is important to keep a record of all event attendees. JC assured all attendance will be recorded. RJ said it will be inevitable that the information will spread around the estate through word of mouth and residents will be welcomed from other five blocks to give their views.
- 3.20 JI said since all 9 blocks will be a taking part in the ballot everyone should receive the same information. JC said the project information will be available to all residents through the project events and that it is only the promotional materials for the upcoming events that will be mainly concentrated around the four blocks. RJ said

feedback from these events could show how many people are responding from all of the blocks and that this will give OHG a clearer idea of the 4 versus 9 block issue.

3.21 RC said the recent definitive statement from OHG on this raised more questions than answers so the discussion is bound to be repeated.

3.22 MT said the publicity material should make it clear to all residents how this process will work. RC said it is very important to be consistent with the information going out across the estate. He added that residents in the other 5 blocks might even decide not to vote on works that are affecting the four blocks.

3.23 JF said the TRA wants the programme for the whole of the estate with a masterplan in phases. JI said the process needs to be really transparent as residents have lost trust with OHG due to past experience.

3.24 CR asked what the end result of the events will be. JC said the objective is to launch the project, raise awareness, let residents express their views and get insight into their preferences, concerns and aspirations. The design of homes will be in the next stage, once the development partner is appointed. This is when the options will be developed.

3.25 JF said the whole of the estate should receive the same information and be consulted on the regeneration and then balloted. If this does not happen the TRA will consult the whole estate and hold its own ballot.

3.26 JF requested that all the publicity materials should include which days of the week these events are rather than just the dates as well as having Bengali speaking staff to consult with residents.

3.27 JF asked who will appoint the development partner that is planned for second stage of the programme. JC informed RSG will take part in the procurement process.

3.28 JC said she will draft the content of the information boards. RC added there will be high level of apathy to deal with. He added that resident who may not provide feedback, will be capable of understanding what is happening and they will make their choice when the time comes. One of the main roles for OC and MT is to check and ensure residents are receiving the right information so that they are able to make informed decisions. JC will draft the content and share with the group.

3.29 RC said due to time constraint there is no room to discuss the Residents Manifesto in this meeting. This may get discussed in the next meeting.

4 AOB – None

5 Next meeting date 14th March 7pm.