

# Minutes of the Residents' Meeting

## Wednesday 12<sup>th</sup> December 2018



### **Present**

Residents: Candida, Jill, Heidi, Pam, Arthur, Ahmed, Glen, Deidre, Maggie, Jackie, Maureen,  
Advisor: Mike  
Apologies: Kim, Eliza, Lesley

### **Minutes – agreed**

#### **Matters Arising**

1. Cherie White has said she will not be a member anymore due to other commitments.

#### **Advisor's Report – see attached**

2. Oak and Alice Shepherd – they are having weekly newsletters to keep them updated.
3. Non Resident Leaseholders enquiries – these are usually the same queries as resident leaseholders but have different answers

#### **Newsletter**

4. Instead of a Monthly update, it will now be Quarterly or as necessary.
5. Can we put in a link to OH's website re Camden Options Appraisals for residents to scrutinise. This could be on the website as well.
6. The 4EF estate elections need to be highlighted.
7. We need to explain what the first stage (3 months) for the Steering Gps is.

#### **Other Estate Blocks or areas not highlighted for Conversations**

8. At what point do we start to investigate other options for other areas on estates
9. The SCS highlighted several issues with high rise blocks and the 4EF needs to monitor this as we have access to more expertise than the TRA's do.
10. We can ask Gary, who is managing that work, to come and explain what is being done and may be done in the future.

### **Joint Engagement Workshop -**

11. Taxis are available for members to get to Phoenix Heights – let Mike know
12. It is about best practise and what has and hasn't worked in other projects.

### **Resident Charter Queries**

13. This document needs editing some more but all the points and answers are really important.
14. The 4EF can recommend what best practise is. It should not recommend details like financial deals (eg leaseholders' compensation) as we might then be liable and don't have indemnity. Anyone can have an opinion, and we can ask questions, but individual steering groups / owners are responsible for the decision.
15. The Kingsbridge document suggests a really good deal for tenants who get rehoused, but we also need to look out for the other tenants who are moved into the blocks under different tenancy arrangements.
16. All the steering groups need to be asking these questions to ensure they all get the same answers.
17. Proposed densities need to be monitored – OH does not seem keen on high rise building so how will they achieve appropriate density without compromising living conditions and keep the development viable.

### **Options Appraisal in Camden (on OH website)**

18. The criteria that OH used for this is useful. It seems to demonstrate that full redevelopment is the preferred option for HA's. Residents may think differently.
19. On our estates TH still has quite a lot of influence about how our estate projects develop.
20. Hopefully our projects will be more resident led.

### **AOB**

21. Questions to London Plan Enquiry - Glen will be attending the hearing.
22. Some of the worst housing these days is non resident leaseholders subletting their properties to multi-occupancy tenants.