

HAM CLOSE REDEVELOPMENT STAKEHOLDER REFERENCE GROUP

Record of meeting held on Tuesday 17 October at Grey Court School.

PRESENT:

Maggie Bailey (Chair)	Headteacher, Grey Court School
Adam Tucker	Project Director, RHP
Tracey Elliott	Development Project Manager, RHP
Sarah Filby	Programme Manager, LBRUT
Ellen Taplin (Secretary)	Project Support Officer, LBRUT
Petra Braun	Ashburnham Road / Ham Street Traders
David Lamb	Friends of Ham Library
Jill Lamb	Ham United Group
Justine Langford	Ham and Petersham Neighbourhood Forum
Councillor Jean Loveland	Ward Councillor
Andres Muniz-Piniella	Ham Close Resident (and founder of Richmond Makerlabs)
Tom Philips	Ham Close Resident
Briony Rowland	Ham Close Resident
Lorraine Russell	Ham Close Resident
Anthony Russell	Ham Close Resident
Stan Shaw	Ham Parade Traders
Julia Van Den Bosch	Friends of Ham Village Green
David Williams	Ham Amenities Group

APOLOGIES:

Councillor Penny Frost	Ward Councillor
Councillor Sarah Tippet	Ward Councillor
Mandy Skinner	Assistant Chief Executive, Customers and Partnerships, LBRUT
Geoff Bond	Ham and Petersham Association
Philippe D'Imperio	Ham Close Resident
Djenko Djenkov	Ham Close Resident
Amelia Forbes	Ham Close Resident
Chris Sanders	Ham Close Resident
Elizabeth Blishen	Ham Close Resident
Mandy Jenkins	Ham Close Resident
Marco Mapeli	Ham Close Resident
Danny McBride	Ham Close Resident

1. WELCOME, INTRODUCTIONS AND NOTES OF THE LAST MEETING

MB welcomed the group to Grey Court School and opened the meeting. The actions from the last meeting were dealt with and the notes were re-agreed by the group.

ET provided an update on behalf of MS regarding fly-tipping. ET had notified Council colleagues in Environment of residents' fly-tipping concerns in and around the Ham Close area. ET informed the group that colleagues encourage residents to use the [Council's online form](#) to report it and to provide as much information as possible (where it is, what it is, any details about the person / vehicle who left the fly-tip). The group asked for further clarification on which areas are RHP's responsibility and which are the Council's. They asked for greater co-ordination going forward. It was suggested that notices could be put up stating 'no fly-tipping' and warning of a fine.

ACTIONS

1.1. ET to follow up with colleagues to provide further clarification around RHP's and the Council's responsibilities and to investigate whether the introduction of notices is possible.

2. REDEVELOPMENT PROGRAMME UPDATE

AT provided an update to the group on the redevelopment programme. He confirmed the following:

- RHP has received formal approval of £12.8 million grant funding from the GLA.
- A bid has also been submitted to the DCLG for funding towards infrastructure improvements.
- A number of surveys have been completed over the summer: topographical surveys, technical surveys and a customer needs survey.
- RHP has carried out a soft market testing exercise with potential developer and architect partners.
- Conversations with leaseholders have continued. Three properties have now completed and two others are under offer.
- Monthly resident drop-ins have continued and a meeting took place with ward councillors last week.
- AT reconfirmed that RHP are still working towards making a planning application in summer 2018 and to start on site in summer 2019.

The group asked a number of questions in response to AT's update:

- A member of the group queried why RHP was buying back leasehold properties. AT explained that the three properties they have bought are now being rented out under assured shorthold tenancy agreements. It will then be easier for RHP to get vacant possession of those properties when redevelopment begins.
- A question was also asked about whether Hornby House is in phase 1 or phase 3 of the redevelopment plans. AT confirmed that currently the phasing plan shows Hornby House as in phase 3.
- Another member of the group asked whether the secured GLA funding and potential DCLG funding will affect the financial viability of the project (i.e. will the heights of buildings be reduced?) AT explained that should both funding streams be secured, this would improve the scheme's financial viability; however the deficit would not be

eradicated and the financial viability remains challenging. AT reiterated that RHP is a not-for-profit organisation.

- A question was asked about the redevelopment timetable: is the current timetable realistic now that the planning application will be made in summer 2018 rather than spring 2018? AT agreed that the proposed timetable is tight. However, AT confirmed that the later planning application doesn't affect the proposed start on site date (summer 2019).

ACTIONS

2.1. Group to review the redevelopment timeline again at another meeting in the New Year.

3. FEEDBACK

a) RHP CUSTOMER DROP IN SESSIONS (12 July, 9 August, 13 September and 10 October)

TE confirmed that although the sessions are not heavily attended, they always have some residents attending. Dates are confirmed until Christmas and can be found on the Ham Close website and in resident newsletters. Drop-ins alternate between afternoons and evenings.

RHP has received a request for a tenant only event which is separate to the drop-in sessions. RHP is beginning to make plans to organise this.

b) LEASEHOLDER EVENT (4 October)

AT thanked TE for all her hard work in organising this event. 13 leaseholders attended and a number of speakers came along including an independent financial advisor, a valuer and a representative from TPAS (Tenants Participation Advisory Service).

TPAS studied RHP's Customer Offer and found it met or exceeded on all points. They found that the percentage of affordable housing proposed in the Ham Close redevelopment is higher than in all other London regenerations schemes.

RHP is now collating an updated set of Homeowner FAQs which should be complete by the end of this week (20th Oct) and will be sent to homeowners. RHP is also developing material on options for leaseholders.

ACTIONS

3.1. RHP agreed to hold another Homeowner Event in the New Year (approx. Jan / Feb) and organise a separate Tenant Event. TE to arrange.

3.2. Homeowners to send any typos they have noticed in the Homeowner event documents to TE. TE will then inform the relevant organisation.

3.3. TE to provide direct contact details of the event speakers to homeowners, so that they can follow up with further questions.

c) HAM CLOSE WEBSITE

ET confirmed that both the Resident and General FAQ sections of the website had been updated. They both now have 'buttons' to help better navigate and include an archive section to show earlier versions of the FAQs.

The group suggested the following changes are made:

- A note is added to each webpage to highlight when it was last updated.
- A 'click here' box is added which takes you to the most recently updated pages.
- Develop the tenant section further and identify where questions are relevant only for tenants or leaseholders.

ACTIONS

3.4. ET to make changes where possible to the Ham Close website.

4. SCHOOL PLAYING FIELD CONSULTATION PROCESS

ET gave a presentation to the group covering: the Section 77 process; the school playing field area in question; the proposed approach to engagement and the draft survey questions.

A member of the group asked how the school might be compensated for losing this area of land. SF explained that conversations had been ongoing with the school in recent months. The school have been asked to explain the impact of the loss of this school playing field on the provision of both their formal and informal curriculum to help assess what would help mitigate its loss in terms of sports provision at the school.

Another member of the group asked what would happen if the Secretary of State for Education did not give consent for this land to be disposed. AT explained that RHP would have further negotiations with the Council about land available in the area.

ACTIONS

4.1. The group suggested that in the draft survey the 'I live on Ham Close' option is split into two options to reflect that there are both homeowners and tenants living on the Close. ET to update the survey.

5. COMMUNITY PROJECTS

Potential community project ideas have been added to the grid over recent months. SF asked the group to continue coming forward with ideas. It was noted that some of the items listed might be taken forward through other funding streams.

The Ham and Petersham Neighbourhood Forum highlighted that three projects have been shortlisted for funding from the [Village Planning Fund](#), including their own bid for a cycling route feasibility study. The Forum is supportive of all three projects and encourages members of the group to vote before the 27 October.

A member of the group confirmed that there are plans to hold Christmas Carols and decorate a tree this December. It was suggested that RHP could be involved by sponsoring the event.

SF explained that the Council and RHP have proposed potential timings for when the community projects could take place and have also suggested criteria to help prioritise projects. SF asked the group to consider the criteria and provide feedback.

A member of the group asked for an update on where the Council and RHP are at with improved health facilities as part of the wider redevelopment programme. SF explained that

there was not a further update on this topic at this point but that conversations with health colleagues were ongoing to make sure that this is adequately catered for in the future.

ACTIONS

- 5.1. Group to continue to contact ET with community project ideas.
- 5.2. ET to circulate link with details on how to vote for the Village Planning Fund projects.
- 5.3. Ham and Petersham Neighbourhood Forum to send details of the Village Planning Fund projects to MB directly so that she can inform Grey Court parents.
- 5.4. TE to investigate how RHP could sponsor the local Christmas Carols event and liaise with community organisers in the lead up to the event.
- 5.5. The group to consider how we can ensure the projects have support from the wider community and feedback any comments on the proposed criteria suggested.
- 5.6. Group to look at forecasts for health, transport, education etc. as an item at a future meeting.

6. DATE, TIME AND VENUE OF NEXT MEETING

The Group agreed that the next meeting would be on Thursday 30 November, at 19.30 (in the Library at Grey Court School).