

## **HAM CLOSE REDEVELOPMENT STAKEHOLDER REFERENCE GROUP**

Record of meeting held on Monday 16 July 2018 at Grey Court School.

### **1. WELCOME, INTRODUCTIONS AND NOTES OF THE LAST MEETING**

MB welcomed the group to Grey Court School and opened the meeting.

#### **PRESENT**

Maggie Bailey (Chair)	Headteacher, Grey Court School
Adam Tucker	Project Director, RHP
Tracey Elliott	Development Project Manager, RHP
Mandy Skinner	Assistant Chief Executive, Customers and Partnerships, LBRUT
Sarah Filby	Programme Manager, LBRUT
Petra Braun	Ashburnham Road / Ham Street Traders
Justine Glynn	Ham & Petersham Neighbourhood Forum
Jill Lamb	Ham United Group
Justine Langford	Ham & Petersham Neighbourhood Forum
Stan Shaw	Ham Parade Traders
David Williams	Ham Amenities Group
Elizabeth Blishen	Ham Close Resident
Jean Loveland	Ham Close Resident
Marco Mapeli	Ham Close Resident
Andres Muniz-Piniella	Ham Close Resident Association Chair (and Richmond MakerLabs)
Anthony Russell	Ham Close Resident
Lorraine Russell	Ham Close Resident
Cllr Frieze	Ward Councillor
Cllr Frost	Ward Councillor

#### **APOLOGIES**

David Lamb	Friends of Ham Library
Julia Van Den Bosch	Friends of Ham Village Green
Cllr Richards	Ward Councillor

The notes from the last meeting were reviewed by the group. The following points were discussed:

- Justine Langford noted that she had sent her apologies for the last meeting.
- TE distributed a hard copy of an A4 sheet to explain RHP's commitments regarding the re-provision of social housing following the request made by the group at the last meeting. A member of the group noted that the document did not make it clear that residents in studios would be offered 1-bed flats and asked that it be amended to clarify this.

The notes from the last meeting were agreed by the group.

## **ACTIONS**

- 1.1 SF to amend minutes to note Justine Langford's apologies.
- 1.2 TE to amend A4 sheet explaining RHP's commitments regarding the re-provision of social housing to clarify that residents in studios would be offered 1-bed flats and add the updated document to the website and distribute to RHP customers.

## **2. WARD COUNCILLOR INTRODUCTIONS**

Councillors Frieze and Frost introduced themselves to the Group and extended apologies on Cllr Richard's behalf.

## **3. REDEVELOPMENT PROGRAMME UPDATE**

AT provided the group with a project update:

- As reported at the last meeting the Heads of Terms of Collaboration and Land Sale agreements between the Council and RHP were approved by RHP's Group Investment Committee and the [Council's Cabinet in February 2018](#). These Heads of Terms were developed into detailed agreements prior to the local elections in May 2018, however the agreements were not signed given the proximity of the election. Discussions are now underway with the new administration.
- RHP have progressed the procurement of a Joint Venture developer partner. The first stage of the process has produced a shortlist of three developers. The second stage of the procurement process will commence once agreements with the Council are finalised.
- In tandem RHP is completing further modelling work and is speaking to the GLA regarding additional funding as the scheme's viability remains challenging.

MS highlighted that the new administration had implemented changes to the Council's decision-making framework. Before Cabinet all key decisions will go to thematic Overview and Scrutiny Committees. A report regarding delivery and the Council's collaboration arrangements with RHP will be taken to Overview and Scrutiny Committee in October 2018 and then onto Cabinet in November 2018.

MB queried what input this Group could have. MS suggested that the key elements of the Scrutiny and Cabinet reports be presented to the Group in mid- to late-September 2018 for its views. Following questions from the Group MS confirmed that the November 2018 Cabinet report would detail the Council's objectives and arrangements between the Council and RHP. AT confirmed that the updated timetable for submission of a planning application and programme for engagement would be developed in parallel.

The Group reiterated the need to keep it, Ham Close residents and the wider community informed.

MS flagged the ambitions around delivering green and sustainable development. MB noted the opportunities to access additional funding in this area.

Councillors Frieze and Frost reiterated that work was still underway to brief the new administration and that further discussions needed to take place, but reassured the Group that there was no desire to delay / prevent the development.

Members of the Group highlighted that redevelopment of Ham Close had now been discussed for several years, the negative impacts of the uncertainty and the frustration it

caused. MB reiterated the Group's request that the Council and RHP present an updated timetable and programme at the next meeting.

AT confirmed the points below following questions from members of the Group.

- The slowdown in the housing market and uncertainty around Brexit has had an impact on the scheme's financial viability.
- The parcels of land required for the development would be transferred in phases. RHP will work with the developer partner (once appointed) to review the proposed development phases and look to reduce where possible the overall construction programme.
- Achieving a start on site in summer 2019 would now be very challenging – an updated timetable would be brought to the next meeting.
- Further engagement and consultation would take place ahead of the submission of a planning application for the site.
- RHP is seeking to appoint a single developer partner – one of the three developers shortlisted would be selected. RHP will work with the developer to select and appoint a Design Team to take the scheme forward.
- RHP is committed to resolving a way forward for the scheme as soon as possible and is mindful of the impact of delays and uncertainty on the estate's residents and wider community.

A member of the Group highlighted the need to communicate the impact of the change of administration and new model of governance etc. on the proposed development, particularly the timetable for delivery.

#### **ACTIONS**

- 3.1 Collaboration arrangements (the relationship between the parties involved), planning application timetable and programme of engagement to be presented at the next Stakeholder Reference Group meeting. (Papers to be distributed in advance where possible.)
- 3.2 Impact of the change of administration to be communicated to residents of Ham Close and the wider community (website to be updated).

#### **4. ACCESSIBILITY AND THE LIVEABLE NEIGHBOURHOODS FUND**

Ham and Petersham Neighbourhood Forum successfully bid to the Village Planning Fund to undertake a feasibility study for an accessible pedestrian and cycle, year-round route (unaffected by flooding) between Richmond and Kingston.

The Forum is now speaking to the Council regarding the submission of a Council bid to TfL's Liveable Neighbourhoods Programme to improve conditions for walking and cycling and reduce traffic dominance in Ham.

The Group agreed that any bid needed to be connected to proposals for Ham Close.

Members of the Group highlighted the opportunities to reduce residents' reliance on cars by improving cycling infrastructure and the need to consider adequate secure cycle storage. TE noted that secure cycle storage forms part of the London Housing Design Guide standards and described what RHP had provided at their development at Fountains Close, flagging that RHP would be coordinating a visit to Fountains Close for residents.

**ACTION**

4.1 AT and Justine Langford to meet with Council officers regarding the submission of a Liveable Neighbourhoods Programme bid and report back to the Group at the next meeting.

**5. AOB**

Andres Muniz-Piniella provided an update on the establishment of the Ham Close Community Association highlighting that residents were exploring the possibility of hosting a 'street party' in September 2018. Andres invited residents / attendees to visit the association's web page and subscribe to the newsletter – <https://hamclosera.weebly.com>.

Cllr Frost suggested that an invitation to future Stakeholder Reference Group meetings be extended to the new vicar at St Richard's Church, Ham. The Group confirmed that future meeting invites should be extended.

**6. DATE, TIME AND VENUE OF NEXT MEETING**

MB suggested that the Group look to reconvene in the third week of September 2018.

MB thanked everyone for attending and their contributions to the meeting and wished everyone an enjoyable summer.

**ACTION**

6.1 SF to look to schedule a meeting in the third week of September.