

HAM CLOSE REDEVELOPMENT STAKEHOLDER REFERENCE GROUP

Record of meeting held on Tuesday 7 March 2017 at Grey Court School.

PRESENT:

Mandy Skinner (Acting Chair)	Assistant Chief Executive, Customers and Partnerships, LBRUT
Julia Nunes Carvalho	Interim Project Director, RHP
Sarah Filby	Programme Manager, LBRUT
Ellen Slack (Secretary)	Project Support Officer, LBRUT
Elizabeth Blishen	Ham Close Resident
Philippe D'Imperio	Ham Close Resident
Justine Glynn	Ham and Petersham Neighbourhood Forum
Mandy Jenkins	Ham Close Resident
Danny McBride	Ham Close Resident
Marco Mapeli	Ham Close Resident
David Lamb	Friends of Ham Library
Jill Lamb	Ham United Group
Briony Rowland	Ham Close Resident
Julia Van Den Bosch	Friends of Ham Village Green
Omar Zekri	Ham Close Resident

APOLOGIES:

Ward Councillors
Cllr Penelope Frost
Cllr Jean Loveland
Cllr Sarah Tippett

Maggie Bailey (Chair)	Headteacher, Grey Court School
Tracey Elliott	Development Project Manager. RHP
Petra Braun	Ashburbham Road / Ham Street Traders
Geoff Bond	Ham and Petersham Association
Sarina Burrows	Friends of Ham Village Green
Djenko Djenkov	Ham Close Resident
Amelia Forbes	Ham Close Resident
Justine Langford	Ham and Petersham Neighbourhood Forum
Andres Muniz-Piniella	Ham Close Resident (and founder of Richmond Makerlabs)
Anthony Russell	Ham Close Resident
Lorraine Russell	Ham Close Resident
Chris Sanders	Ham Close Resident
Stan Shaw	Ham Parade Traders
David Williams	Ham Amenities Group

1. WELCOME, INTRODUCTIONS AND NOTES OF THE LAST MEETING

MS welcomed the group to Grey Court School and opened the meeting in the absence of MB who sent apologies.

It was noted that a member of the group had been in touch with MB regarding comments on the minutes of earlier meetings and that this is currently being dealt with by MB.

2. NEW APPROACH TO MINUTE-TAKING

At the sub-group meeting on the 20 February, MB recommended that going forward only key points and actions are recorded from the group meetings; these would be agreed by the group before the meeting closes. MS relayed this message to those present at the meeting and the group agreed to this approach.

ACTION: we will adopt this approach going forward.

3. FORWARD PLANNING

3.1 TIMELINE

JNC explained the timeline to the group.

It was noted that consultation dates are not set and are ongoing. RHP confirmed that:

- they will discuss needs surveys with tenants in due course
- when the design team appear on site, RHP customers will be given notice
- they are speaking to the GLA regarding funding for the potential development
- they will provide leaflets / information at each stage of the process to RHP customers

Concerns were noted regarding sales, foreign investment and absent buyers' involvement in the potential scheme.

A question was raised around the definition of 'affordable housing'. The term 'affordable housing' covers a range of different rental and lower-cost home ownership options including:

- Social (capped) rents commonly known as council rents
- Discounted rents (up to 80% of market value)
- Shared ownership and equity share. Through these options the purchaser buys only a share of the property, generally between 25% and 75% of the property's value. In the case of shared ownership, residents will pay rent on the remaining share, i.e. the share of the property's value they don't own, commonly known as 'unsold equity'. If buying through an equity share scheme with a higher share, normally at least 75% of the property's value, rent is not charged on the unsold equity.

A question was raised around how architects will be appointed going forward. RHP confirmed that as the commission will be above EU regulations, they will either advertise or use a framework. This will be based on price and quality. RHP confirmed that bptw's work is complete and if they were interested in being involved going forward they would have to compete with everyone else. MS and JNC confirmed that consultation will continue throughout the process.

It was noted that the group will return to the issue of viability at a later date and check in at key points.

ACTIONS:

- ES to recirculate existing information on viability to the group.
- SF and JNC to add a few more words to the timeline. This will include adding a key to explain each stage and providing an outcome of each stage going forward.

3.2 COMMUNITY PROJECTS GRID

SF went through the grid with the group. She explained that the purpose of this item was to sense check initial suggestions with the group, gather further ideas that the group may have, then prioritising projects going forward.

It was noted that Richmond Makerlabs use the Little House under the umbrella of Ham United Group.

It was also noted that Cally's Garden, located behind the Youth Centre would need to be reaccommodated as part of the potential redevelopment and it was acknowledged that this should be handled sensitively.

ACTIONS:

- ES to arrange a meeting with the LBRUT Parks Service to discuss Ham village green and also the increase in graffiti in the area
- ES to amend community projects grid to ensure that children who live on Ham Close are included and involved in activities
- RHP and Council to develop an approach on empty shops and how they could be used by the programme going forward
- A member of the group confirmed that they had sent some ideas of community projects to MB. The group member will share these with RHP and Council officers
- Group to think further about ideas and contact RHP and the Council following the meeting with any further thoughts

4. RECENT ACTIVITY

4.1 HAM CLOSE DROP-INS

JNC confirmed that RHP held their first customer drop-in in February. These sessions are solely for RHP customers and take place on a monthly basis alternating between afternoons and evenings.

ACTION: ES to add dates of next drop-in events to the Ham Close website, so that they can be seen outside of the newsletters.

4.2 STAKEHOLDER SUB-GROUP MEETING (20 FEBRUARY)

SF thanked all who attended and commented that it was a very useful session. It was agreed at the meeting that comments would be fed back to BMG Research, so that they could make any appropriate updates. The report has been recirculated to the sub-group for

further feedback, before going back to BMG for any final amends. The report will then be published on the Ham Close website.

ACTION: ES to ensure that the report is added to the Ham Close website within the next couple of weeks.

5. FEEDBACK

JNC asked that a feedback item is kept as a standing item on the agenda for tenants and leaseholders to raise any issues or ask questions.

5.1 TENANTS

JNC confirmed that RHP is currently preparing a tenants' FAQs document which they will issue at the end of this month with an accompanying newsletter. The next step will be to rationalise all information into a booklet (charter, FAQs etc) so that the information is all in one place.

A member of the group asked if they could collect photos to evidence the conditions of poor construction, damp, condensation etc. on Ham Close to show that they are no longer fit for purpose.

ACTIONS:

- Group member to collect photos of damp conditions in tenants' homes
- Group to think about how this information could be used and how it could potentially be presented as an agenda item in future

5.2 HOMEOWNERS

COMMENTS ON THE STYLE AND FORMAT OF RECENT SET OF FAQs

JNC confirmed that as new questions and comments come forward on the Homeowner FAQs, RHP will continue to update them.

ACTION: JNC to update FAQs on a monthly basis as required.

Members of the group suggested that in future paragraphs and bullet points are used where possible in the FAQ answers. It was also suggested that some questions may be in the wrong section.

ACTION: JNC to arrange for FAQs to be reordered where appropriate, providing paragraphs and bullet points to FAQ answers where possible and adding some clarification regarding Capital Gains Tax and owner occupiers.

FORMAT OF POTENTIAL LEASEHOLDER EVENT

It was agreed that an event for leaseholders will take place. JNC explained that RHP will arrange a leaseholder drop-in over a 2-3 hour period in approximately one month's time. This will provide an opportunity for leaseholders to ask questions and the FAQs would be updated to reflect any relevant matters raised. Following this event, the group will consider whether any further events on particular topics are required.

ACTION: ES to circulate DCLG booklet providing information on CPOs. JNC reiterated that there is currently no CPO for Ham Close and RHP would try to acquire any property required by agreement.

6. DATE, TIME AND VENUE OF NEXT MEETING

ES had been unable to confirm a slot in MB's diary for the next meeting following the Easter holiday.

ACTION: ES to email the group with a suggested date following the meeting.