

Ham Close Stakeholder Reference Meeting

18.08.20

Attendance list –

LBRuT: Cllrs Frost, Richards, Frieze and Jaeger. Anna Sadler, Programme Manager.

RHP: Simon Cavanagh – Regeneration Manager, Rob Cummins – Head of New Business and Regen.

Stakeholders: David Williams, Maria Goitiandia, Philippa Harlow and partner, Danielle Brooks (Ham Youth Centre), Justine Glynn, Jill and David Lamb, Marco Malpeli, Rev. Simon Coupland.

Apologies: Justine Langford, Petra Braun, Geoff Bond, Stan Shaw, Elizabeth Blishen

Ham Close Regeneration Project Update

RHP introduced their new team including Simon Cavanagh, Regeneration Manager and Rob Cummins, Head of New Business and Regeneration.

A procurement update was provided, explaining that RHP are now half-way through their procurement of a Development Partner, with further detail on the following items;

- The development site plan does not now include the private dental practice or Ham Clinic - Hounslow and Richmond Community Healthcare Trust. LBRuT read out the statement from the CCG explaining their position and LBRuT will circulate this to the group.
- The community facilities brief which was developed with Richmond Makerspace and Ham Youth Centre, including TAG.
- The successful outcome of the s77 application and landscape feasibility work completed with St Richard's school to demonstrate how the receipt for that piece of land will be spent on improving sports facilities at St Richard's school.
- Responses to RHP's Invitation to Tender from the potential developers are due back in September, and will be followed by an assessment of their proposals and selection of final bidders. There will be an online event in November with an opportunity to hear from RHP and the shortlisted developers. The competing proposals will not be made public due to the ongoing competitive procurement process. A period of negotiation with the shortlisted developers will conclude in December, when the developers will refine their submissions ahead of final bidder selection in March 2020.
- The contract appointment will be made in late March 2021 followed by the commencement of planning phases, including consultation and engagement with interested stakeholders including RHP customers and the wider neighbourhood.

ACTION: AS to send round CCG statement

Engagement

Over the Summer, RHP have been phoning their customers to get an understanding of those who would be able to engage virtually and those who may not, so that the engagement programme can be thoroughly planned during the different stages of the current lockdown restrictions.

Questions and Answers

1. David Williams

News from the CCG is very disappointing. HRCH provide no local facilities in the clinic so this makes it harder to convince the community.

This must be exemplary green architecture.

Residents do not want to be fobbed off by saying that transport will be dealt with at Planning without any prior consideration. With the addition of 500 new people we must aggressively pursue a modal shift, detail of which is in the Neighbourhood Plan. TfL must extend the K5 service into Ham.

2. Marco

It is a bit scare mongering to use those figures as half of those are existing residents/tenants. Requesting clarity on whether the health facilities are included within the site plan or not? What is the start on site date?

- Start on site is programmed to be March 2022.
- Cllr Frost responded that there is a liveable neighbourhood plan which we should be pursuing but we must recognise the low PTAL rating in Ham due to the lack of public transport links which requires us to be realistic about how far we can reduce car usage.
- LBRuT responded that the Planning authority will be working with RHP to balance the amount of cars parking provided for the scheme alongside other active transport modes whilst meeting the standards required.
- RHP have asked the developers to think comprehensively about the provision of car parking spaces.

ACTION: LBRuT to request that Marco, or a member of the Council Transport team come to speak to the group at the next meeting.

3. Maria

Had a question regarding clarity on the current situation for leaseholders and tenants.

- RHP referred Maria to the customer offer document and noted that the Leaseholder Offer was activated in December 2019 which offers a number of options for Leaseholders. RHP confirmed that every customer has access to the offer document and will receive details of their specific offer following the successful completion of the planning phases of the project.

Maria noted a personal discussion ongoing with RHP regarding property measurements.

4. Marco

Requested clarity on the rent structures for tenants

- RHP noted that when the resident offer was written in 2016 this was in anticipation of a much earlier completion date, but that the specific terms of individual tenancies will be part of a wider consultation once a Development Partner has been chosen. The details of the resident offer is available on the Ham Close website.

ACTION: RHP to provide an overview of the resident offer at a future SRG meeting and explain the consultation approach going forward..

5. Philly Harlow

Requested an update on the situation with the Woodville Centre and asked when residents would be able to see the plans for the new scheme.

- LBRuT noted that there is a slice of land within the Woodville Centre car park which is required for the development, but that a feasibility study was completed 18 months ago which involved the Woodville Stakeholders to understand how the remaining land could be landscaped. This piece will need to be revised in the next few months by LBRuT and RHP.

Philly was also concerned about the living space and windows of the previous designs which showed 2 bedrooms with no windows.

- RHP responded that all residential units will meet the London Plan design standards which includes all habitable rooms having windows. There was a clarification needed regarding which designs Philly was referring to which didn't have windows – and confirmation that this would not be acceptable or proposed for any habitable room such as a bedroom or living room.

Date of next meeting

Whilst it makes sense to meet again once the procurement process has concluded in March 2021 – it was felt by the group that a meeting in October would be useful to keep momentum and discuss transport strategies.

ACTION: Arrange a meeting in October and request that an officer from LBRuT transport strategy team is present.