

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

Record of meeting held on Wednesday 26 April 2017 at Grey Court School.

### **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
Ellen Slack (Secretary)	Project Support Officer, LBRUT
Elizabeth Blishen	Ham Close Resident
Petra Braun	Ashburnham Road / Ham Street Traders
Justine Glynn	Ham and Petersham Neighbourhood Forum
David Lamb	Friends of Ham Library
Jill Lamb	Ham United Group
Marco Mapeli	Ham Close Resident
Briony Rowland	Ham Close Resident
Lorraine Russell	Ham Close Resident
Anthony Russell	Ham Close Resident
Stan Shaw	Ham Parade Traders
Councillor Sarah Tippet	Ward Councillor
Julia Van Den Bosch	Friends of Ham Village Green

### **APOLOGIES:**

Ward Councillors  
Councillor Penny Frost  
Councillor Jean Loveland

Geoff Bond	Ham and Petersham Association
Philippe D'Imperio	Ham Close Resident
Djenko Djenkov	Ham Close Resident
Amelia Forbes	Ham Close Resident
Mandy Jenkins	Ham Close Resident
Danny McBride	Ham Close Resident
Andres Muniz-Piniella	Ham Close Resident (and founder of Richmond Makerlabs)
Chris Sanders	Ham Close Resident
David Williams	Ham Amenities Group
Omar Zekri	Ham Close Resident

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

MB welcomed the group to Grey Court School and opened the meeting. It was confirmed that the group would continue with the new approach to note-taking.

The actions from the notes of the last meeting had been dealt with and the notes were re-agreed by the group. MB asked the group if the notes were being distributed quickly enough to members of the group.

**ACTION:** ES to ensure minutes are distributed as soon as possible.

## **2. INTRODUCTION TO ADAM TUCKER, PROJECT DIRECTOR, RHP**

AT introduced himself to the group and provided a summary of the work that he has been involved with during his career. He confirmed with the group that he is employed by RHP on a contract basis however he desires to be here as long as possible (i.e. until the project is complete). He confirmed that his role is to act as RHP's project lead.

## **3. AFFORDABLE HOUSING ON THE PROPOSED DEVELOPMENT**

AT explained that RHP and LBRUT want to ensure everyone is clear on the numbers and expectations of affordable housing available on the new development: with the key message being there *will* be more affordable housing on the site than there is at present.

There will be 78 additional affordable homes on the development (the 143 existing rented homes will also be replaced). AT confirmed that this is more than he has seen on other regeneration schemes in London. Of the 78 additional affordable homes, half will be for affordable rent and half will be available for shared ownership. SF confirmed that these are the same numbers that can be found in the Autumn 2016 consultation documents.

In shared ownership, a person part buys and part rents a property. RHP confirmed that a person could purchase more of a property over time by increasing their mortgage and could eventually own 100% of a property if their circumstances allow.

A member of the group submitted a question in advance of the meeting to ask if there will be more social housing on the development. RHP confirmed that there will be more social housing at an affordable rent, rather than social rent on the new development. TE confirmed that some residents on Ham Close already pay an affordable rent rather than a social rent.

### **ACTIONS:**

- AT to circulate the percentage of an affordable rent relative to local market rents.
- AT to produce a glossary to help explain terms such as social rent, affordable rent and shared ownership.

## **4. COMMUNICATING WITH THE WIDER COMMUNITY**

MS asked the group how they communicate messages from this meeting back to their groups, other residents etc. and asked for any ideas on how to improve communication channels with the community. MS offered to come along to community events. One member of the group confirmed they have a regular item on the agenda at their community group meeting.

The Ham and Petersham Neighbourhood Forum confirmed that their consultation on the Neighbourhood Plan had recently closed. They received a number of comments about Ham Close and would like to meet with RHP and the Council to discuss these.

### **ACTIONS:**

- 4.1. ES to organise meeting for RHP and the Council to meet with the Ham and Petersham Neighbourhood Forum.
- 4.2. TE to ensure that RHP newsletters, FAQs as well as the minutes from these meetings are put up on noticeboards in buildings around Ham Close with the Ham Close website details, a contact phone number and email for people to get in touch in case they have any questions or concerns.
- 4.3. TE to contact Ham Amenities Group to arrange a stall at Ham Fair this year.
- 4.4. ES to investigate how RHP and the Council might be involved at the Ham and Petersham Open Gardens event on the 21 May.

## **5. PROPOSED COMMUNITY PROJECTS**

SF explained that a first draft of the grid had been tabled at the last meeting. Since then the following further projects have been added: Gaudi Bench, logo competition, Cally's Garden, Family Fun Day as well as a couple of projects taken from the Neighbourhood Forum's list of ideas.

The group were warm to an event happening on Ham village green, however concerns were raised that red tape may prevent this happening. MB offered Grey Court's expertise in event organising and confirmed that she would be happy to be involved in organising a logo competition.

### **ACTIONS:**

- 5.1. A member of the group had an idea for an art mural around the Richmond MakerLabs working with young people living on Ham Close. ES to add this to the community projects grid.
- 5.2. All members of the group to think about any additional ideas they would like to add to the grid and which ones in particular they would like to be involved with.

## **6. FEEDBACK**

### **6.1 TENANTS**

RHP asked the group for feedback on the style and presentation of the tenants' FAQs which had recently been released. A member of the group noted that the FAQs state that rents will increase on the new development and asked for clarity on this. RHP confirmed that social

housing rent tenants will not move onto an affordable rent structure. RHP customers are welcome to contact RHP to discuss their situation and ask any questions they have.

A member of the group asked what would happen if a person could not afford the proposed increase in rent. AT confirmed that RHP would look at a range of solutions to look after the resident as part of their role as a considerate landlord.

#### **ACTIONS:**

- 6.1.1. AT to bring indicative rent levels to the next stakeholder meeting. These will then be made available to all Ham Close residents.
- 6.1.2. ES to investigate whether a 'search function' or 'topic buttons' can be added to the FAQs section of the Ham Close website to make it easier to find a question.
- 6.1.3. ES to check whether FAQs have date on them. If they do not, ES to add correct date. All previous FAQs will be held on the site to form a historical record.
- 6.1.4. TE to ensure future RHP newsletters include link to Ham Close website.

#### **6.2 HOMEOWNERS**

TE confirmed that a Homeowners' drop-in event has been organised to take place on Wednesday 3 May at Ham Library. Homeowners will have received a copy of the newsletter through their door providing details of the event. The newsletter is also available on the Ham Close website.

A member of the group asked if Homeowners could have a meeting (rather than a drop-in event) in future as this has been previously requested but has not happened.

#### **ACTION:**

- 6.2.1. AT confirmed that he would look into the possibility of holding a homeowners meeting and would come back to the group with an answer at the next Stakeholder Reference Group. If the answer is a no, AT to provide reasons why.
- 6.2.2. TE to add any questions that come up at the homeowner drop-in to the homeowners' FAQs document.

#### **7. DATE, TIME AND VENUE OF NEXT MEETING**

The Group agreed that the next meeting would be on Wednesday 21<sup>st</sup> June, at 19.30 (in the Library at Grey Court School).