

Resident Steering Group

26 NOVEMBER 2018 / 6:30 PM / Tadlow Office

ATTENDEES

Chaired by Ed Naylor

RSG Member - 6

Tom Bremner RBK - Landlord Services

Niamh Riordain RBK - Regen Team

Catherine Cummings RBK - Regen Team

Cllr Emily Davey Ward Councillor

Cllr Olly Wehring Ward Councillor

Cllr Dave Ryder-Mills Ward Councillor

Ed Naylor (Chair)

APOLOGIES

Duncan Jones RBK Assistant Director

RSG Member - 2

1. Minutes and Matters Arising

1.1 **Amendments** - spelling amendments for RSG members and Strategic Housing and Planning Committee to be in full in the minutes.

1.3 **GLA Funding** - There is no update on GLA funding.

1.4 **Rent Setting Information session** - Cllr Davey explained that to concentrate on rents only can be misleading as it is about the cost of living for the entire home including utility costs. As part of the masterplanning, the new homes need to be designed to bring down the energy bills. The rent levels will be included in the Landlord offer along with information about energy and service charges.

RSG member raised an issue that information was available to produce indicative costs for shared ownership and has not been done for rents. Residents want an estimate of the rents. RSG member raised that not all residents are on housing benefit and resident get evicted for not paying their rent and not their electricity bill. RSG member said that some information needed to be put out to residents to reassure them.

Cllr Davey said there would be a workshop on rent setting at the right time and as part of the masterplanning, there would be work done on designing out living

costs. It was agreed that a timetable would be produced covered the process and the key announcements timetabled.

Action - RBK officers

Agreed that affordability levels on the new build would be a future agenda item (date of meeting TBD).

Action - RBK officer

2. Procurement Update

- 2.1 The report on the preferred bidder was presented to the Strategic Housing and Planning Committee committee on 8 November 2018. The council is currently in a period of refining the documentation, which will be presented to the Finance Committee in March 2019.
- 2.2 Until the contract is signed, Countryside cannot work on the estate but a mini-work programme of activities including masterplanning workshops and visits is being developed for residents to take part from Jan to April. In the meantime, Countryside will be preparing so they can hit the ground running and will be doing this at risk. The Council is being stricter on this to ensure there are no challenges from the other bidders.

3. Ballot process

- 3.1 The ballot report was presented to the Strategic Housing and Planning Committee in November. Further consultation will be carried out with all residents across the estate, which will evidence that everyone has an opportunity to be involved. The Council needs to obtain more data about individual households so to identify who is eligible to vote. A workshop will be held before the finalised report is presented to the Strategic Housing and Planning meeting in March 2019.

Further work with the RSG and the 3 Chairs will be done on the eligibility criteria and this will come back to the group. RSG to work on the preparation for the next workshop with the council. The timeline will be resident workshop, RSG and then Strategic Housing and Planning committee

Action RBK officer / RSG

4. Update on ITHA procurement

- 4.1 The working group has met and agreed on the scope of the ITHA. The next meeting will be to look at the evaluation criteria. The tender will be advertised on LinkedIn to try and reach and attract a wider group of bidders. Revised scope to be circulated to rest of the RSG.

Action - RBK officers

5. RSG role and future business

- 5.1 RSG member presented a discussion document on the future role and structure for RSG within the regeneration. RSG member explained the headings can be changed and the planning and design subgroups could be separated. The finance and legal group were for the residents not about the contract. It had included environment under Social Value but maybe thought it should be separate. The

structure would be to bring in more residents to work on the areas that they were interested in and this would extend the resident base. Update the structure.

Action - RSG member

Comments / observations raised

- Would the subgroups feed through this group
- How the reporting back to RSG,
- Subgroups might need their own terms of reference and a budget.
- The university involved in the process. RBK officer is to contact the chair of Trustee, who previously worked for the Housing Corporation. **Action RBK officer**
- How long would the groups run for?
- Title for groups that people could understand.
- Each area needed fleshing out.
- The JV will be supporting the groups.
- Residents have an active role and feedback from a residents' viewpoint.
- A timeline for when the groups will be set up.
- How does this structure fit in with what the developers are thinking?
- Include an arrow in the feed up the structure
- Recruitment should be done in the next three months.

5.2 Ed asked what are the next steps. Agreed needed a timetable for what can be done before the JV is on-site and a recruitment drive but more information is required about the groups. **Action - RBK officer**

5.3 To Identify a key person for each of the groups. **Action - RBK officer**

6. A.O.B

6.1 RSG member asked for information on extension for the GLA funding. RBK officer stated that it is November 2020 when vacant possession of phase 1 is required. It is not yet sure what is in phase one, it was agreed it is important that the phasing timeline is circulated to all residents when it is agreed.

6.2 RSG member asked if residents' benefits would be affected. The home loss amount is lower than the savings that residents are allowed to claim housing benefit but this may affect those residents who currently have savings.

6.3 RSG member asked if the disturbance and home loss allowances would be paid before the residents move as people will want or need to buy new items for their homes. RSG member suggested involving the credit union for a bridging loan. Investigate how this is done. The Council will look into this.

Action - Regen Team