

## **Resident Steering Group Meeting**

Monday 16 December

6-7pm 2 Tadlow

### **Attendees:**

RSG members - 9

Liz Bishop (RBK)

Nina Burich (RBK)

Louise Rawsthorne (RBK)

Malcolm Wood (Countryside)

Cllr. Emily Davey (ward councillor)

Cllr David Ryder-Mills (ward councillor)

Janet Edwards (PPRC)

Lurline Cumberbatch (PPCR)

### **Apologies:**

Cllr Olly Wehring (ward councillor)

### **1. Welcome and Introduction**

1.1. Welcome

1.2. Apologies were given

### **2. Minutes**

2.1. Accuracy agreed

### **3. Actions and Matters Arising**

3.1. Action 32 - awaiting a response from Kingston Carers;

Action 33 - temporary change to 'rehousing officer';

Action 34: report from RSG member not received;

Action 35: complete, RSG invited earlier;

Action 36: ToR reviewed

3.2. Matter arising (ref 3.2 in minutes) Countryside rep confirmed that the visualisation of the model is currently being updated

### **4. RSG 2019 and Landlord Offer**

4.1. RBK officer gave an overview of RSG's contribution in 2019 and RSG were thanked for their participation over the year

4.2. RBK officer gave an overview of the key aspects that RSG had contributed during the landlord offer workshops which have been taken account of in the landlord offer.

4.3. RBK officer discussed upcoming areas of activity for the next quarter and RSG were invited to the CREST mince pie munch.

4.4. RSG member asked about a video tour and Acton Visits. Countryside rep confirmed attendance on visits has been good in the last month and they have had wheelchair-accessible properties as part of the recent visits. They have identified homes for visits in the new year and trips will be arranged for different times and days and will be promoted on the website and through texts etc. There will also be a link to the internal 3D video on the website. RSG member suggested a QR code to the video for easy access.

4.5. RSG member suggested that we promote what type of homes (number of bedrooms) are available to see on trips as this will encourage residents to attend. It was agreed this was helpful feedback and the itinerary will be

promoted. PPCR confirmed that there was interest in 3-bed properties in particular. **Action 37: RBK/Countryside**

- 4.6. RSG member asked whether residents would get a personal landlord offer and RBK officer confirmed that the offer document will be the same for every household. Officers will be available to talk to residents about their individual needs. RSG member asked why he had a home visit before seeing the landlord offer. RBK officer confirmed that current visits are to assess housing need for the first phases, to ensure that the right size and type of homes are included in the masterplan.
- 4.7. Cllr Davey reminded the group that the Landlord offer has to consider GLA guidance. RBK officer confirmed that there is a checklist to make sure key areas are covered. RSG member asked if guidelines are a minimum and this was confirmed. RSG member asked how residents will know what their offer is and RBK officer confirmed that the offer will be colour coded for each tenure type. Countryside rep confirmed plans reflect housing need and will be part of the planning application but will have some flexibility for changing needs. Cllr Davey confirmed that the regeneration would deliver 114 additional council homes.
- 4.8. RSG member reiterated that he feels that it would be fruitful for the RA and community groups on the estate to have a draft copy of the landlord offer and another RSG member seconded this. Chair stated that this question has been answered at the last RSG meeting.
- 4.9. RBK officer and Countryside rep gave their apologies as needed to leave early for another meeting

## 5. **PPCR Update**

- 5.1. PPCR gave an overview of PPCR's report for October and November and the engagement 64/77% households across tenure groups on the estate to date, which includes a number of new contacts which have been a priority group for PPCR to reach. Attended events at the Tadlow hub and have reached new households with initial analysis showing that 85% of residents have been reached. Report in December with new figures will be given in January,
- 5.2. PPCR outlined some key points for feedback: viewing a larger 3-bed property in Acton Gardens has been requested and there were some concerns about noise which Countryside have addressed with the household. There was a discussion about houses on the proposals and Cllr Davey confirmed there will be council rent houses. Cllr Davey asked if residents are wanting a house due to concerns around smells and PPCR confirmed that this wasn't the issue. RSG member raised that it was unclear who was going to get the houses on the regeneration proposals. RBK officer confirmed there is no pre-allocation of properties. Current exhibition boards are from July 2019.
- 5.3. The date of the final exhibition is 8 Feb but this has not been announced. Other dates will be announced in the new year, including the date of the landlord offer and the ballot date.
- 5.4. Cllr Ryder Mills raised that the number of houses proposed won't meet the aspiration for houses. RSG member felt that this information was required before the Landlord offer was published. Work is being undertaken through

household needs assessments and will be used to plan the size and type of properties required for the estate.

- 5.5. Cllr Davey asked about the resident freeholders in PPCR report and why there is a gap in visits. It was confirmed that there are non-resident freeholders and that the current approach is targeting non-engaged residents and earlier phases. PPCR are visiting households twice and will then start with the later phases. They will also look at undertaking some weekend visits to visit households that are not about during the week. Cllr Ryder Mills stated his view that households in the later stages are less aware of the proposals. PPCR confirmed that they have attempted these properties but have not yet been able to speak to household members.

**6. AOB**

- 6.1. RSG member would like figures on the number of residents that were eligible at the beginning and now **Action 38**: RBK
- 6.2. RSG member asked if the action log could be visible to RSG as she had heard that there were unanswered questions. RBK officer confirmed that the Action Log is for actions from RSG meetings only not questions asked by other groups. **Action 39**: Action Log will be brought to the next RSG
- 6.3. RSG member raised that the council tax issue/question is unresolved
- 6.4. Next meeting date for RSG is 13 Jan at 6 pm [post meeting update: meeting date changed to 27/1/2020]

END