



## Notes of Resident Engagement Panel on Thursday 29<sup>th</sup> April 2021 at 7pm – 8.00pm

### 1. Present:

**Residents:** Carla Gomes (Chair), Glenn Murphy, Lynn Gunter, Mandy Jenkins, Marco Malpelli, Philippa Harlow (RA)

**RHP:** Tracey Elliott, Simon Cavanagh, Brett Wild

**TPAS:** Jane Eyles (Customer Advisor)

**Apologies:** Derek Eboigbe

### 2. Minutes of the last meeting agreed

### 3. Update on project – Simon Cavanagh

- The process for the selected developer to sign the contract has taken somewhat longer than expected through no fault of the developer. The preferred developer scored by RHP and their procurement consultant Arcadis with Richmond Council's involvement and overseen by the legal firm Trowers and Hamlin. Selection of the preferred developer occurred on the 12<sup>th</sup> March with 10 days in which there could be a legal challenge. No challenges were received during that timeframe by 22<sup>nd</sup> March.
- The main contract has been agreed and final comments on two legal agreements with the Council are with them to agree
- The contract is planned to be signed on 11<sup>th</sup> May and hopefully the developer can attend a special REP meeting on 12<sup>th</sup> May subject to their appointment.  
**POST MEETING NOTE:** This has not been possible
- RHP customers will be informed first with local Councillors and initial concept designs will be part of a special newsletter to be sent first to RHP customers before later being uploaded on the Ham Close website
- The developer will develop a programme for consultation which REP will be able to feedback on
- Planning application will be shaped by engagement with the Ham Close customers, the key stakeholders along with REP
- Soil investigations are currently being carried out by the developer (at their own risk given contracts are still not signed)



### Questions:

- Is the application likely to be passed by planning – not a done deal, more likely if there is support and input over the next 6 months. The scheme needs to be deliverable and viable and leave a legacy
- How long is the planning process? Statutorily 13 weeks – contact planning to confirm validation; 13 weeks to committee (often longer), if approval 28 days for appeal with Secretary of State
- Who takes the risk? The project is through a development agreement so developer meets RHP conditions and funds the project at risk but takes a surplus by selling the private sale homes. RHP purchase the affordable homes and keep the freehold of Ham Close.
- How does RHP maintain control? Addressed in the contract which stipulates quality, size, floorspace etc. If developer wants to change anything they will need RHP's permission. Developer has submitted a winning scheme that has responded well to the Customer Offer
- RHP will be freeholder , manage and maintain all the homes apart from homes sold with a freehold.

### 3. Communication strategy

- Action plan will be added as we go and know the developer's consultation plans
- Important those we "need to reach" understand – Brett's survey very important in identifying those and also for the planning application
- Jane explained the primary function in consultation of the REP and customers before anyone else
- The Residents Association would feed into the REP and are very welcome
- Balance of tenants/leaseholders important
- Each group will negotiate and feed through REP
- All agreed to promote/attend the RA meeting on Thursday 20<sup>th</sup> May

### 4. Training Workshop

It was agreed that Derek Doran (TPAS) would run a workshop on **Thursday 17<sup>th</sup> June at 6.30pm – 8.30pm** "Working with a developer"

### 5. Next Meetings

Community walkabout meet at outside Edwards House at 6.00pm Wednesday 19<sup>th</sup> May – meet the Community Advisor. **Meeting closed at 8.10pm**