

HAM CLOSE REDEVELOPMENT STAKEHOLDER REFERENCE GROUP

Record of meeting held on Wednesday, 7 September 2016 at Grey Court School.

PRESENT:

Maggie Bailey (chair)	Headteacher, Grey Court School
Mandy Skinner	Assistant Director Commissioning Corporate Policy & Strategy, LBRuT
Geoff Fox	Director of Development, RHP
Tracey Elliott	Development Project Manager, RHP
Sarah Filby (secretary)	Programme Manager, LBRuT
Geoff Bond	Ham & Petersham Association
Petra Braun	Ashburnham Road / Ham Street Traders
Sarrina Burrows	Friends of Ham Village Green
Mandy Jenkins	Ham Close Resident
Andres Muniz-Piniella	Ham Close Resident (and founder of Richmond MakerLabs)
Stan Shaw	Ham Parade Traders
Lorraine Russell	Ham Close Resident
Anthony Russell	Ham Close Resident
Ward Councillors	
Cllr Jean Loveland	Ward Councillor
Cllr Sarah Tippett	Ward Councillor

APOLOGIES:

Philippe D'Imperio	Ham Close Resident
Amelia Forbes	Ham Close Resident
Justine Glynn	Ham & Petersham Neighbourhood Forum
David Lamb	Friends of Ham Library
Jill Lamb	Ham United Group
Danny McBride	Ham Close Resident
Chris Sanders	Ham Close Resident
Julia Van den Bosch	Friends of Ham Village Green
David Williams	Ham Amenities Group
Cllr Penelope Frost	Ward Councillor
Cllr Sarah Tippett	Ward Councillor

1. WELCOME AND INTRODUCTIONS

- 1.1 MB welcomed the Group to Grey Court School. Those present introduced themselves and MB invited the Group to review the minutes of the last meeting.

MB noted that she would be contacting primary schools again asking for another member of their teams to get involved and help disseminate messages regarding the Ham Close redevelopment.

MB confirmed that she'd identified the children in her school that are Ham Close residents and would work with the Project Team to draft a form of words for a parent mail to promote the next phase of consultation.

ACTION: MB to work with the Project Team to draft a form of words for a parent mail promoting the next phase of consultation.

All other actions were noted as complete.

2. THE NEXT PHASE OF CONSULTATION (“FEEDING BACK”)

- 2.1 SF distributed the draft “Design Workshops – Feeding Back” material and invited the Group’s comments / amends.

The Group agreed that the “Feeding Back” material, once finalised should be published on the Ham Close website, hard copies made available in the Library, sent to local primary schools, the Children’s Centre and if possible, put on display in Tesco. The Group also asked that hard copies be distributed to Ham Close residents and added to the notice boards in each building. Representatives of local community groups also offered to disseminate material to their networks.

A member of the Group suggested adding a telephone number to the draft “Feeding Back” material as not everyone has access to the internet.

The Group also suggested amendments to make it clearer that the content was a summary of the feedback and ideas that came out of the workshop, not a proposal.

3. THE NEXT PHASE OF CONSULTATION (PROPOSED CONSULTATION APPROACH)

- 3.1 SF and TE outlined the proposed consultation approach.

TE confirmed that the ‘show flats’ Ham Close residents would be invited to view would not be furnished.

Following questions MS confirmed that the pop-up exhibition would display proposals for Ham Close, but she was unable to confirm whether or not there would be one or more proposals. A member of the Group highlighted that residents are unlikely to engage unless there are options.

GF highlighted that the consultation material had to be developed carefully in order to avoid causing confusion. GF reiterated that the material that will be consulted on will not be the final proposal for the site, there will be further iterations of design and consultation in order to develop a detailed design and further consultation as part of any planning application etc. In short the pop-up exhibition will display the current / initial proposal(s).

Following questions SF confirmed that traffic / junction surveys had been commissioned and would be taking place in September 2016.

The Group reiterated the need for infrastructure information to accompany any proposal(s).

ACTION: SF to distribute link to the group to design workshop material (including traffic and transport presentation).

A member of the Group queried whether the proposal(s) would be financially viable. MS confirmed that yes, the proposal(s) would be deliverable, but

highlighted that more work would still be required.

The Group discussed whether or not a public meeting would be appropriate. MB suggested asking respondents as part of the consultation whether they'd find a public meeting helpful. Some members of the Group noted that public meetings can do more harm than good.

GF suggested that it might be appropriate for RHP to attend a Ham Close RA meeting to run through the process.

A member of the Group queried whether the questionnaire would be completely unbiased. MB suggested that the Group review the draft questionnaire.

ACTION: SF to add the measure of preference to the Group's next meeting agenda.

MS highlighted that the key thing is that everyone has the opportunity to have their say, and they do so.

TE provided an overview of the additional activities targeting Ham Close residents. RHP will be coordinating a site visit for their customers to enable residents to see the internal dimensions and finish of a new 1-bed and 2-bed flats. In addition hard copy communications will be sent out a week or so before to promote the consultation and 'door knocking' will be undertaken a few days before.

TE noted that RHP were also hoping to offer all of their Ham Close customers a £10 voucher for the time that they spend engaging in the process.

Half way through the consultation period the team at RHP will also follow up with residents via telephone calls and 'door knocking' etc.

The Group noted the importance of providing information to residents regarding how new flats will compare to the existing properties and the building standards that will be targeted.

The Group asked whether or not it would be possible to keep track of who's going into the 'portakabin'.

ACTION: SF to explore provision of a sign-in sheet or similar.

4. ANY OTHER BUSINESS

- 4.1 A member of the Group confirmed that the green is designated as Other Open Land of Townscape Interest (OOLTI). Another member of the Group noted that this designation made it difficult to build on.

5. DATE, TIME AND VENUE OF NEXT MEETING

- 5.1 Members of the Group were asked to hold 27th September 2016 in their diaries, whilst the date was confirmed.