

HAM CLOSE REDEVELOPMENT STAKEHOLDER REFERENCE GROUP

Record of meeting held on Tuesday 2nd April 2019 at Ham Library Community Room (Annexe).

1. WELCOME, INTRODUCTIONS AND NOTES OF THE LAST MEETING

MS welcomed the group to Ham Library Community Room and opened the meeting.

PRESENT	
Mandy Skinner (acting chair)	Assistant Chief Executive, Customers and Partnerships, LBRUT
Anna Sadler	Programme Manager, LBRUT
Charles Murphy	Project Officer, LBRUT
Tim Willcocks	Executive Director of Development, RHP
Adam Tucker	Project Director, RHP
Tracey Elliott	Development Project Manager, RHP
Cllr Liz Jaeger	Deputy Leader and Cabinet Member for Housing and Community Safety
Cllr Gareth Richards	Ward Councillor
Justine Glynn	Ham & Petersham Neighbourhood Forum
Jill Lamb	Ham United Group
Mandy Jenkins	Ham Close Resident
Keturia Clunie	Ham Close Resident
David Williams	Ham Amenities Group
Elizabeth Blishen	Ham Close Resident
Briony Rowland	Ham Close Resident
Stan Shaw	Ham Parade Traders
Lorraine Russell	Ham Close Resident
Anthony Russell	Ham Close Resident
Marco Mapeli	Ham Close Resident
Geoff Bond	Ham and Petersham Association
APOLOGIES	
Maggie Bailey	Headteacher, Grey Court School (chair)
Cllr Andrée Frieze	Ward Councillor
Cllr Penelope Frost	Ward Councillor
Julia Van Den Bosch	Friends of Ham Village Green
Jean Loveland	Ham Close Resident
Andres Muniz-Piniella	Ham Close Resident Association Chair and Richmond MakerLabs
David Lamb	Friends of Ham Library
Justine Langford	Ham & Petersham Neighbourhood Forum
Simon Coupland	St Richard's Church

The actions from the previous minutes were discussed and agreed and it was mentioned how the outstanding item would be explained in later items.

2. PROJECT UPDATE

Adam Tucker (RHP) explained that following the last meeting, where the emerging Faraday case was explained, further legal advice had been sought by both RHP and the Council. The advice clearly demonstrated that the best way to proceed would be for RHP to restart the procurement, following OJEU procedures. Continuing with the current procurement posed too great a risk following the Faraday case. The resulting delay to the programme means that start on site is now likely to be Autumn 2020, with a consultation Spring 2020, exact dates being hard to determine at this stage. It was explained that RHP needs the new procurement approach to be approved by their Board, but work was ongoing, and approval was expected late spring / early summer.

Questions were asked about the current three shortlisted bidders and the criteria to choose a new partner with concerns that this must still include an element of resident involvement. It was explained that while the previously shortlisted developers have been informed and it is hoped they would re-bid, it is a new procurement process and therefore all new bidders will be treated equally, and the process must adhere to OJEU rules.

Concerns were raised as to whether the change of procurement process will result in a change in the proposed circa 450 units. It was confirmed that changes to the procurement process does not influence the unit numbers and that the legal agreements with the Council are separate from the procurement process and would reflect this. There was a comment that less parking and not having six storey buildings should be considered going forward, recognising the importance of parking for residents.

3. S77 APPLICATION

Anna Sadler (LBRUT) informed the group that the Section 77 application for the disposal of part of St Richard's C of E school's playing field, required for the regeneration, was still sitting with the Department for Education and that the process would likely take six months from start to finish. Therefore a response would be expected in June.

[Following the meeting the DfE have contacted LBRuT to request further confirmations around safeguarding concerns being addressed. Information has been provided.]

4. UPCOMING OPPORTUNITIES FOR COMMUNITY ENGAGEMENT

Adam Tucker explained that the programme of engagement would follow, when the procurement process was underway. Tracey Elliott (RHP) explained that RHP will be holding drop-in sessions in the library for Ham Close residents if they wanted to discuss any issues.

5. COMMUNITY FACILITIES SPECIFICATION

Anna Sadler explained how work was ongoing on the community facilities specification for development and that conversations have been had with the CCG (Clinical Commissioning

Group) and HRCH (Hounslow and Richmond Community Healthcare NHS Trust) and would be ongoing. Discussion moved to the perceived under use of Ham Clinic and the need to push for more provision. Concern was raised on the increased stress the development could bring to the Lock Road GP practice and the need to address this and run the numbers again to see the impact on the practice. It was suggested that there is the need to have a look at the requirements of the local area, with the services provided at Kingston Hospital drop in as something to emulate if possible to reduce traffic/congestion at the hospital. Conversation moved to the need to improve public transport and for youth provision to be carefully considered. Mandy Skinner (LBRUT) explained that there would be further conversations with the community about community facilities in the coming months.

ACTION

- 5.1 Further conversations to be had with the community on the community facility provision in the coming months.

6. ANY OTHER BUSINESS

Tim Willcocks (RHP) explained that maintenance issues would still be addressed and that a team would be on site in the coming weeks to engage with residents and address any concerns they might have.

Justine Glynn mentioned there would be a presentation on the Ham and Petersham Active Neighbourhood Study, Tuesday 4th June 2019, 7pm, St Richards's Church.

David Williams offered his thanks for the Ham Close Christmas event.

Adam Tucker informed the group that he would be leaving the project and the group shared their thanks with him for his work over the last two years. It was explained that RHP would be recruiting a new team internally and that Tim Willcocks was leading on this and would be attending the meetings in the meantime.

ACTION

- 6.1 RHP to organise drop-ins to address maintenance concerns.

7. DATE, TIME AND VENUE OF NEXT MEETING

It was suggested that the next meeting should be the end of May / beginning of June and that the Group would be sent an invitation when a suitable date was established.