



Notes of Resident Engagement Panel on Thursday 10th September 2020 at 6.30pm – 8pm

1. Present:

RHP Customers: Robert Bristow, Derek Eboigbe, Glen Murphy, Lynn Gunter, Rumbi Kamwaza

RHP: Tracey Elliott, Simon Cavanagh

TPAS: Jane Eyles (residents advisor)

Apologies: Marco Malpeli, Mandy Jenkins

1.1 Icebreaker question:

Positives about living at Ham Close: Schools, community, family oriented, village feel, shops, location, green spaces, river, flat, peaceful, close to Richmond

Negatives about living at Ham Close: next door neighbour, parking and rubbish from non residents, transport links, dog fouling, no train station

2. Update on project – Simon Cavanagh

The Project to regenerate Ham Close is up and running but it will not be a “live” project until a Developer has been chosen and planning permission is granted. The first step is to appoint a Developer and an advert was placed in March 2020.

RHP and Richmond Council will be selecting the final bidders based upon their response to an Invitation to Tender where the criteria set in the procurement documents reflect the consultation previously undertaken with residents in 2016 incl: masterplan, finances, health and safety, experience, community engagement etc.

It is anticipated that a Developer will be appointed in March 2021. Other criteria for a successful proposal includes building standards compliant with the London Plan, numbers of homes, gardens, landscaping, density etc. A planning application for the scheme will proceed once a Developer is appointed. Due to commercial sensitivities and the competitive aspects of the procurement of a Developer, the competing designs from the final bidders will be assessed by RHP and Richmond Council to protect the validity of the later negotiation stages of the procurement, with the Developer’s initial proposals to be consulted upon with customers and stakeholders post their appointment.

Questions:

1. ***Are we guaranteed high sound insulation and space standards?*** The standards stipulated for the proposed Ham Close scheme are those set out in the current London Plan and RHP’s own quality guidance and will need to be compliant for a successful planning application.



2. **How much land will be taken from St Richards school?** – a small strip of their playing field land bordering Ham Close which was previously consulted upon.
3. **What about the aspect – the current layout gets east/west sunlight?** – The new homes that are North facing and/or three bedrooms or more will need to be dual aspect and all homes will be designed to maximise access to natural light. The details of the scheme and flat layouts will be consulted on through the planning process but indicative layouts of different sized flats are available in the Customer Offer.
4. **Will residents be split up into owners and tenants? (Poor end)** – As per the Customer Offer, existing residents are moving once and they will out of necessity move in the earlier phases. Further consultation will be undertaken once a Developer, a proposal and a phasing plan has been chosen. The scheme is a mixed use multi-tenure primarily residential development designed to be tenure blind with all re-provided homes located on Ham Close.
 - **What is the scope for choice of flats in the allocation process?** Details are contained in the Customer Offer for both tenants and leaseholder customers and further consultation will result from the planning process and closer to when an offer for individual customers is required.

Most of the questions residents had can be answered on the Ham Close Website

<https://www.hamclose.co.uk/>

3. The role of the REP – Tracey and Jane Eyles

A first piece of work will be to attend a special preview on Zoom with each of the final Developers in November and provide feedback on their 10 minute presentation on their experience and community engagement before a public meeting planned to take place shortly afterwards. This role will also include working with Jane to collate community comments about the developers – RHP Ham Close customers and local residents.

The REP will be established with a Terms of Reference, Code of Conduct etc to give it some formal status. The role will be to improve the development by inputting customer views and by being a critical friend. RHP believe that developments are always better if they are shaped by customers.

TPAS will provide support by chairing and taking notes of the meetings, helping write a report which collates comments and providing some training workshops to explain how things work etc as well as checking in with panel members on the phone, by Zoom etc.

Members should represent all residents on the panel as well as themselves, try and recruit some more residents and it would be nice for people to volunteer to become



Champions – taking an area of speciality such as density, family facilities, construction, talking to other customers etc.

Future activities can include visits to similar projects, meeting residents, visiting RHP new builds, workshops on the planning process.

- **Thursday 8th October 6.30pm – 8.30pm** Zoom workshop on What does good engagement with the community look like?
- **Thursday 15th October 2020 6.30pm – 8pm** Zoom meeting
- **Mid November possibly Tuesday 10th November** – meet the shortlisted developers

4. Any last questions: What is the latest timeline?

March 2021 Appointment of Developer and contracts signed

Spring 2021 Planning

Spring 2022 Start on site.

It is anticipated that the scheme will be developed in multiple phases and may take up to 2 years a phase. Previous consultation has identified the scheme may require three phases lasting up to 2 years a phase.

The phasing plan and likely timescales will be consulted upon once a Developer has been appointed.

Simon is now working from Ham Close two days a week but current restrictions related to the Covid-19 pandemic means that any interaction with customers is limited mainly to e-mail and phone conversations with physical meetings by prior arrangement to follow social distancing guidelines.