

Ham Close Stakeholder Reference Meeting

04.11.20

Attendance list –

LBRuT: Cllrs Frost, Richards, Frieze and Jaeger. Anna Sadler (Programme Manager), Margo Turner (Principle Transport Planner) and Charles Murphy (Project Officer)

RHP: Simon Cavanagh (Regeneration Manager) and Tracey Elliott (Development Project Manager)

Stakeholders: David Williams, Jean Loveland, Philippa Harlow, Justine Glynn, Jill Lamb and Julia Van Den Bosch

Apologies: N/A

RHP Update

SC ran through RHP's Customer Offer following comments at the previous meeting that there were concerns from residents regarding their rights to stay on Ham Close.

The Customer Offer, written in Autumn 2016, is available on the Ham Close website. It has been independently reviewed by TPAS who viewed it positively. The Offer gives details of the standard of new home to be expected, which will be in line with the London Design Guide. The Offer includes information on compensation due to tenants and how the new homes will meet the needs of households (e.g. overcrowding). SC explained that tenants are currently on a number of different tenancies and that they will be offered individual meetings to discuss the new properties and their needs. SC went on to discuss the offer to homeowners, which was activated in December 2019. Homeowners can either sell their property to RHP or be offered a new home on the Close on a shared equity basis. SC explained that further information can be found on the Ham Close website, including a detailed FAQ document.

It was queried how many people lived on the Close, broken down by RHP tenant and homeowner. SC said that he would have to find out but may not be able to give information on the number of leaseholders.

For the minutes, it is confirmed there are 143 rented properties and 49 leasehold properties.

Transport Update

MT gave an update on the work the Council has been undertaking to try and improve transport in Ham. She explained how two bids were submitted to TFL but given the COVID-19 pandemic TFL have suspended these funds until further notice. A further TFL bid was submitted in July 2020 to improve cycling in Ham and the Council is still waiting to hear on the outcome. The Council have also submitted two internal bids, one as part of the Climate Change Fund, the other part of the capital bids programme. The outcome of these bids should be known in November 2020 and March 2021 respectively. It is hoped that there can be crossing improvements and increased cycle parking, but also mentioned that there was less need for this in Ham than other areas due to many residents having their own gardens or outside space.

The mitigation measures of the regeneration scheme on transport in Ham were discussed, particularly the likely impact on the surrounding streets. Improvements to the bus service were

discussed and it was mentioned that it was unlikely TFL were going to consider additional services, something that has already been raised with them, but also that they were unlikely to reduce the current service as the number of users should be high enough not for it to be considered and it would certainly not be something the Council would support.

Conversations moved to modal shift for Ham, including improvements to cycling were mentioned increasing on street cycle parking, something that could tie into the Ham Close regeneration. Reducing cars following the regenerations was mentioned, with the introduction of a CPZ mentioned as the best way, noting that Ham residents would be unlikely to want that. SC confirmed that the bidders were asked to consider active transport and parking and that parking on the development will be guided by planning policy.

It was asked whether there had been any recent surveys completed, particularly given the increase in deliveries. It was mentioned that there had not been a lot of data collection during the COVID-19 pandemic but it was imagined that there would be up to date data for planning.

Next Steps

SC informed the group of the of the RHP meeting being held of the 12th November. At this meeting the shortlisted developers will be presenting to residents. The meeting is open to all. This will be the last public meeting before a developer is chosen in February.