



**Notes of Resident Engagement Panel
on Thursday 5th August 2021 at 6.30pm – 8.30pm**

1. Present:

Residents: Lynn Gunter, Marco Malpelli, Philippa Harlow (RA), Derek Eboigbe, Jen Francis and Jason Francis

RHP: Simon Cavanagh

TPAS: Jane Eyles and Derek Doran (Customer Advisors)

Apologies: No apologies were received

2. Minutes of the last meeting– agreed with the insertion of 10th June 2021 instead of May 2020.

3. Notes from the workshop - agreed

4. Feedback from consultation events

- Well attended, steady trickle.
- 83 each day 50% customer/non-customer split
- Captured similar points to REP with additional points:
 - Community centre not in keeping
 - Requests for a gym
 - Requests for full length windows – floor to ceiling
 - Request for additional window to balcony
 - Request for BBQ area
 - Concerns for internal and external storage
- REP members impressed that Hill and architects listening and trying to meet their needs but concerned about phasing, tenure neutrality and not having choice of open plan/windows in kitchens and bathrooms
- Hill – good quality discussions, positive and not contentious in the main

5. Feedback on RA survey

Philippa stated 47 responses out of which 36 wanted a bathroom window and 43 wanted a kitchen window. 27% wanted a wall between kitchen and living space.

6. Simon Cavanagh RHP

- Simon spoke to his response to the workshop points that had been distributed to members

Response to issues raised:

- The scheme proposed is tenure neutral. To underline this point, the current proposals only identify two apartment buildings to be for new private sale, with the remaining 12 apartment buildings a variety of mixed tenures and single tenures encompassing a variety of re-provided



and new affordable, intermediate (London Living Rent & Shared Ownership) and market sale homes.

- 12 blocks would be mixed tenure
- Community centre – design is evolving
- Open plan – RHP felt this was a clear decision as a result of earlier consultation (REP members strongly challenged this). If the worst came to the worst, RHP could offer a home with a separate kitchen/windowed bathroom, fully divided rooms will be considered by the design group.
- Architects will try to design a fully divided unit - but there may be some design limitations
- Important that residents raise issues through the consultation process as well as through REP
- 78 additional affordable homes
- Car park in 2 phases
- Six storeys with the 6th set back had been included in the masterplan from 2016, REP members questioned this.
- All units are bigger – room sizes in the 3 examples are just 3 examples and not true to size – all units will be shared individually with customers. Hill are working through the surveys.

7. Questions from REP

- Derek D asked whether it would be possible to build some blocks open plan and some with separate kitchens and to give customers the choice to move twice to enable choice over design styles and aspects? Hill could plan phasing around choice. There was unanimous agreement from REP members present for this.

Simon replied that the current Customer offer was based around one move based on consultation, he will investigate option of 2 moves.

2 REP members challenged that it was never agreed that a “move once” policy was agreed in consultation. It had been raised but not agreed. Derek D replied that now that the project is becoming real – things drafted 5 years ago will need to be negotiated and it’s right to get things confirmed now.

Simon replied moving twice would “seriously undermine the ability to run the project” and that finding homes near Ham to move to in the meantime would be difficult. He will look in to the option.

Jason stated that he was led to believe the “like for like” promise made by RHP meant a 3rd floor flat now would = a 3rd floor flat in the new development etc.

Derek D. stated that the most important part of this was that existing customers get the same aspect and situation on the new blocks and suffer no material loss in return for losing so much green space and accepting more density. Their requests should be accommodated.

- Marco felt that the process was being led by Hill/RHP who seem to decide who goes when and where and if customers didn’t like it, they could leave the site. *Simon said they were not shutting down the opportunity for customers to choose where they live, just that the phasing*



makes it difficult. It will be sorted through 1 to 1 meetings and if they can improve on the customer offer, they will.

- Simon left the meeting as the RHP office was closing. Jane thanked him for attending.
- The discussion continued with serious concerns raised about the defensiveness being shown by RHP who do not seem willing to negotiate on important matters, Tpas representatives explained that it was probably because they had put so much work into the project and felt strongly and that it would be good to speak with Hill and RHP both present at the next meeting.

8. Pre planning advice and potential planning obligations (TPAS Paper attached)

Derek D presented his paper explaining that REP should make a formal submission to Richmond Planners making sure the issues important to REP are included as part of the planning consent if Hill/RHP cannot accommodate them. This would be a fallback as he was confident Hill were taking on board these changes to design issues.

REP members asked Derek to respond in writing to Simon's paper with answers to the queries raised at the workshop.

9. Next steps (post meeting note included)

- Stakeholder meeting 11th August 4pm JE to send link
- Monday 12th August Ground, Level and Drainage surveys will start on site for a few months
- **Next REP meeting 26th August** (with Kirsty Duggan from Hill)
- Individual 1-2-1 meetings with some customers who will be first impacted by the project, subject to planning will start in earnest later this month/early next month and we will be writing to those households individually.
- 11th September Ham Fair 11am – 4.30pm Ham Common
- End of September workshops for RHP customers only at ST Richard's Church for 90 minutes (landscape/liveable streets) and (buildings types, indicative layouts, materials and facades. Essentially "the feel of Ham Close")
- JE to contact Hill re visit for Saturday am in Autumn
- Phase 2 consultation 19th and 20th November – St Richard's Church

Post meeting Note:

There are two other workshops planned up to December on the following themes :

- One Planet Living – looking at sustainability with areas including travel, parking, energy, household waste, health and wellbeing. This is planned to be open to all and will likely be virtual. Date to be Confirmed for early October.



- Living at Ham Close – RHP Customers only. This will include Fire Safety, Phasing, Build programme and rehousing to provide confidence and clarity to customers. This is planned for December and will again be hosted at St.Richards Church. Date To be Confirmed.