

Minutes of the Pike Close Residents' Steering Group Meeting

Held Monday 20 November 2017 at St Andrew's Church Hall, Bromley

Present: Neal Purvis (Open Communities – Chair), Nick Simons (Riverside), Rachel Cockerill (Riverside), Ephraim Maseya (Riverside). 14 tenants from Pike Close and one resident from Ravensleigh Gardens attended the meeting.

1. Introductions & Purpose of the Meeting:

NS welcomed tenants to the Pike Close Residents' Steering Group meeting and provided an overview of the agenda.

2. Notes of the Last Meeting:

Previous meeting minutes were agreed as being a true record.

3. Matters Arising

- a) Steering Group members agreed that a Chair and Vice Chair would be decided at a later meeting once the Independent Tenants' Advisor has been selected.
- b) It was agreed that items such as the communal heating system and drying room would be noted under Agenda Item six – Residents' Charter.

4. Update on Housing Needs Survey

- a) Housing Need Survey interviews have been completed or arranged with 30% of Pike Close tenants.
- b) The Housing Needs information gathered to date has identified that there are issues of overcrowding on the Pike Close estate and that some households need to be rehoused in larger properties.
- c) Tenants have expressed concern over levels of anti-social behaviour and would like to see security improved on the estate.
- d) Specific questions relating to parking, garages/storage and the redevelopment plans for Burnt Ash Heights have also been raised.
- e) The importance of the Housing Needs Survey was reinforced and tenants are encouraged to make an appointment at a convenient time so that Riverside can gather information on tenants' housing needs and rehousing requirements.
- f) A report on the Housing Need Survey findings will be issued to Steering Group members once all interviews are complete.

5. Update on Developer Procurement

- a) An update on the developer procurement process was provided. Key milestones from September 2017 to April 2018 include;
 - Issue Invitation to Tender documentation.
 - Receive tender submissions and carry out detailed analysis of the bids.
 - Recommend Preferred Bidder to the Riverside Board.
 - Commence negotiations to agree contract with the Preferred Bidder.
 - Conclude negotiations with the Preferred Bidder.

6. Residents' Charter

The Residents' Charter was discussed in detail and will be updated in line with the below comments. The Residents' Charter is expected to be a live document that will be negotiated further once the Independent Tenants' Advisor is appointed.

Section 2 "Right to Return"

- Tenants queried the reference made to an affordability test within the Residents' Charter and requested clarification on whether rent levels would increase. It was noted that, regardless of the redevelopment, rents may alter because of changes in Government policy and/or the annual rent review.
- ***Post meeting note: Reference to affordability test to be removed from the Residents' Charter.***
- Options for being rehoused off the estate on a temporary or permanent basis will be subject to the availability of suitable homes for tenants.
- Further detail on the moving and phasing (decant) policy will be provided over the coming months.

Section 3 - Compensation

- Home Loss Payment has now increased to £6,100 (October 2017).

Section 5 – Collective Participation

- Title to be changed to Community Involvement.
- Private external space to be amended to include balconies.
- Items such as the communal heating system, drying rooms and white goods were noted as important issues for tenants and will be considered by Riverside and the architect team during the design of the scheme.

7. Update on choosing an Independent Tenants' Advisor

- a) Steering Group members were informed that eight organisations were invited to submit a tender for the role of Pike Close Independent Tenants' Advisor and four organisations have submitted bids.
- b) A tender review meeting has been arranged for 27 November for Steering Group members to agree an interview short list. Tender interviews will then take place on 11 December with the aim to select an Independent Tenants' advisor by January 2018.
- c) Organisations' will be assessed against the skills, knowledge, experience and cost of their tenders.
- d) NS to hand deliver tender information packs to tenants on 21 November 2017.
- e) Riverside's Resident Steering Group Code of Conduct to be circulated at January's meeting.

8. Any Other Business

- a) FAQs will be updated and published on the Pike Close webpage by Christmas 2017. FAQs will continue to be regularly updated to ensure tenants receive up to date information on the development.
- b) Steering Group minutes will be issued to Steering Group members for agreement at the next meeting. Once formally agreed, minutes will be published on the Pike Close webpage.

9. Date of Next Meeting

- a) The next meeting will be held at 7pm on Tuesday 16 January 2018 at St. Andrew's Church Hall, 134A Burnt Ash Lane.