**The Carpenters Destination - Steering Group Meeting**

**Thursday, 27 June 2019, 6:30pm – 8:00pm**

**Attendees:**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Resident 1 |  |  | Resident 5 |  |
| Resident 2 |  |  | Resident 6 |  |
| Resident 3 |  |  | Resident 7 |  |
| Resident 4 |  |  | Resident 8 |  |
|  |  |  |  |  |
| Rob Williams – Chair (RW) | Source Partnership |  | Jane Jolly (JJ) | Newham Council |
| Natalie Adubofour (NA) | Source Partnership |  | Jan Rowley (JR) | Newham Council |

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|  | **Item**  | **Action** |
| **1.0** | **Welcome and Introductions**  |  |
| 1.11.21.3 | All attendees introduced themselves, with apologies received from XX.Rob explained that Source Partnership are the interim Independent Tenant & Resident Advisor for the Carpenters Estate until December 2019, when residents would appoint a longer-term ITRA for the next stage of the project. The aim is to have a recommendation for a way forward for the estate by December; the next stage would involve working up a masterplan for the preferred option. Source Partnership, Newham Council and architects will be working with the Steering Group alongside wider consultation with all residents over the next few months. The aim is to ensure that there is a clear understanding of the possible routes for restoring Carpenters Estate in order to recommend a preferred way forward to the Council’s Cabinet. |  |
| **2.0** | **Name for the Group – What do residents want to be called?** |  |
| 2.12.2 | Residents discussed possible names for the Group, including if it should remain the Joint Steering Group. It was felt that a new name should reflect movement to a resolution for the estate, with suggestions from the group including: * Destination Carpenters
* The Carpenters Destination (Partnership)
* The Final/Last Carpenters

It was agreed that the new name for the Residents Steering Group would be Carpenters Destination. |  |
| **3.0** | **Terms of reference (ToR)** |  |
| 3.1 3.23.33.43.53.6 | Terms of reference headings were circulated and discussed. Jane agreed to draft the ToR incorporating residents’ comments for the next meeting. **Purpose/ Role** It was agreed that this should reference:* Bringing stability to the estate and residents
* Finding a solution that works and makes the estate liveable
* The destination is a future for the estate
* The Group will also look at arrangements for improving the estate in the interim

 The steering group agreed part of its role is to ensure that information that goes out to other residents is clear, so it is important the Group uses the meetings to ask the right questions.**Organisation**It was agreed that there should be sub-groups for freeholders, leaseholders and stakeholder meetings. The Group discussed if meetings should be open to all with observers allowed. It was decided that having all open steering group meetings could distract the focus of the Group. One member of the Group requested that this be reviewed in future, as they were in favour of allowing observer to attend. The Group will look at holding some open meetings, but the majority will be business meetings with only members and invited guests attending. Notes of the meetings will be made available to all residents.**Schedule**The Group agreed to have monthly meetings on Thursdays from 6.30pm. They were happy for meetings to run for an hour and a half, with two hours as an exception if needed. It was agreed that hard copies of the papers will be distributed to members at least a week before meetings. Residents will also have the opportunity to add items to the agenda by informing the Chair at least two weeks before the meeting date. **Reporting** Source Partnership are encouraging the Group to appoint a resident chair. In the meantime, Rob is happy to chair until residents feel more comfortable, but this will be the aim for the Group.**Membership**Jane explained that the membership had been calculated in line with the Carpenters Estate Residents’ Charter, which made reference to representation being based proportionally on the tenures living on the estate and those with the right to return. The largest single Group was the secure tenants who had already moved off the estate with the right to return. There was some concern that homeowners were under represented on the Group, but Jane confirmed that they accounted for 18% of the eligible households giving them two members. It was explained that residents could seek representation through the sub-groups on specific tenure issues, as it was not possible to deviate from the current Residents’ Charter and make an exception. The role of the Group was to reach some consensus by listening and seeking information not to impose decisions, and all views would be reported back.As membership of the Group is set out in the Residents’ Charter, this would be included within the Charter review to be added to the Group’s work plan. Any major changes to the Residents’ Charter would involve wider consultation with all residents and the council, with the aim being to add to the existing rights for residents, not take them away. The Group will look at the charter in the coming months and make any suggestions for changes as part of the review. | **JJ****RW** |
| **4.0** | **Forward Plan**  |  |
| 4.14.24.3 | An update report on recent consultation activity was circulated. This included:* Information on the Initial door knock carried out by Source Partnership
* Resident feedback from the first workshop
* Proposals for format of upcoming consultations

It was noted by the Group that residents were suffering from consultation fatigue, who wanted to see some tangible suggestions that would lead to activity.Rob highlighted the suggestions made by residents for a ‘Residents’ Brief’ for any plans:* Good housing to a good standard
* Future proof plans (opportunity for split households/focus on the young)
* Mixed use buildings (opportunities for key workers and temporary tenants)
* Mixed types: houses as well as flats
* Surveyors report on condition to look at what should be kept/what should go
* Clear and reasonable timescale
* A better offer for those who have to move
* Must improve community facilities, school, shop and pub
* Must be secure and improve green spaces
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| **5.0** | **Future workshops** |  |
| 5.15.25.35.45.55.65.75.85.95.10 5.11 | The next three workshops will look in greater detail at possible solutions for the estate; these include looking at what refurbishment and infill, partial demolition and replacement or full redevelopment could mean for the Carpenters Estate. This will also need to address the planning requirements and address ideas put forward, including the neighbourhood plan.A final workshop will follow on from these three where residents will be asked to indicate their preferred option. The next workshop with residents is planned for Thursday, 18 July 2019. There will be two sessions, one from 4.00pm to 5:30pm and another from 6:30pm to 8:00pm. This workshop will focus on what refurbishment and infill could mean and what residents would want to see from this option.It was agreed that future workshops should be more interactive and engaging and the Group will be working with residents to develop ideas. Residents welcomed the idea of having activity outside the building and on the estate in order to engage with more residents. Jane is looking into hiring a fish and chips van for the next event. Future workshops will look at opportunities for using a marquee on the green space Source Partnership will also be door knocking before and after events and producing newsletters and flyers. Following each workshop, booklets summarising the main findings will be produced. Drop in sessions will also be arranged in order to offer more opportunities for residents to comment. The Group asked for design models to be used at future events to help residents fully understand ideas and how these work in relation to the wider estate. By October, the aim is for worked up ideas on the various approaches to be presented to residents. As preparation for this, the Group will need information on the financial implications and what resident perceptions of the solutions are. Steering Group members were encouraged to question and challenge the information as part of their role Concerns regarding vulnerable and private residents were raised and the Group discussed plans to interact with them. It was recommended a mixture of different approaches be adopted including organising coffee morning, one to ones/ home visits and door knocking - Rob and XX will meet to look at ideas.Members of the Group offered to accompany Source Partnership with door knocking to encourage their vulnerable neighbours to come to events and workshops. Decanted Carpenters residents will also need to be considered, as possible changes to plans for the estate could affect their right to return. Source Partnership are awaiting the decanted resident property list and will then start door knocking their homes. The Group discussed the issues around a Residents Ballot. The Ballot will give residents a real say on what happens to their estate. The Group noted the importance of residents working together to challenge design and ask the right questions to get the best offer for the whole estate and community.  | **RW****JR****XX/RW****ALL****JJ/NA** |
| **6.0** | **Overview of Procurement**  |  |
| 6.16.26.3 | Copies of the Procurement presentation were circulated, which outlined the stages and commitments of procurement. The Group was asked for two resident volunteers to join the evaluation panel that appoints the architects - the process would include a session w/c 1st July to read and score bids. Residents requested the specific dates for the procurement sessions in order to confirm their availability, and also asked that the meeting be held in the Doran Walk Community Hub. Jan mentioned that JLL are the current cost consultant who look at financial models, and the Group were asked if they should be reappointed or if they wished to look at other options - the Group agreed they were interested in reviewing as many options as possible.  | **JR****JR** |
| **7.0** | **Date of next meeting**  |  |
| 7.1 | The next Carpenters Destination Group meeting will be on Thursday, 25 July 2019 @ 6.30pm, The Community Hub, Doran Walk. |  |