

Minutes: Resident Steering Group Meeting

Date of meeting	Wednesday 12 February 2020, 6pm
Topic	Exmouth Estate Resident Steering Group (ERSG) Meeting
Location	Exmouth Estate Community Hall
Present for Residents	Present for Project Team
Danny Appleton (DA)	Communities First
Joe Holland (JH)	Ian Simpson (IS) (Chair)
Barbara Holland (BH)	Maharun Hussain (MH)
Victoria Bamber (VB)	Swan
Russell Bamber (RB)	Sean Kelly (SK)
India Cummins (IC)	Jeremy Arnold (JA)
Tony Wright (TW)	Caroline Richardson (CR)
Ann Ahern (AA)	Abdullah Hussain (AH)
Foddy Savva (FS)	Four Communications
Steve Willmott (SW)	Naushabah Khan (NK)
Eric Wright (EW)	Sam Nolan (SN)
	Levitt Bernstein (LB)
	Mark Keagan (MK)
	Naike Zambotti (NZ)
	Padraic Larkin (PL)
	Barton Willmore
	Greg Pitt (GP)

ITEM	DETAIL	WHO
1. Welcome and Introductions	<u>Welcome and Introductions</u> The Chair welcomed everyone to the meeting and opened proceedings, noting that TW has now joined as a member of the Resident Steering Group.	

	<p>Apologies were received from Elaine Wright, Gareth Haddow, Chris Kilby and Rothna Begum.</p> <p>The Chair said Gareth Haddow had submitted three questions ahead of the meeting on funding of green spaces, Levitt Bernstein’s prior experience of regeneration schemes and the impact of the redevelopment on house prices, which would be raised under Any Other Business.</p>	
<p>2. Minutes of the 15 Jan Meeting</p>	<p><u>Minutes of the 15 Jan Meeting</u></p> <p>ACCURACY</p> <ul style="list-style-type: none"> • Page 1; SW’s name is spelt incorrectly. • Page 2; minutes incorrectly state AA had not signed Code of Conduct. • Page 3; minutes state that invitations to the consultation event will be included on notice boards, which they were not. Apologies were given for the oversight. • Page 4, bullet point 2; addition of the word ‘time’ so that the sentence correctly reads “NK confirmed it would take place after as there is limited <i>time</i> before” • Page 5; VB said there was a mention about the green space on Cornwood Drive which was not captured in the minutes. <p>ACTION POINTS(a) LB to compile a glossary of terms on an ongoing basis.</p> <p>MK said it was an ongoing action whereby the glossary of terms will be distributed at on an ongoing basis. The first version of the glossary will be distributed in the future, and Levitt Bernstein hope to bring a first draft to the next meeting.</p> <p>(b) Four to gather actions in a summary table at the end of the minutes on an ongoing basis.</p> <p>Completed by Four.</p> <p>(c) LB to issue topic schedule for future meetings</p> <p>Completed by LB and presented at the meeting.</p>	

	<p>(d) Swan to consider changing future dates of the meetings</p> <p>In respect of spacing out the meetings to avoid closely aligning with the meetings of the Exmouth Resident Board, CR said it was logistically difficult to rearrange proposed meetings at the moment and the next few upcoming meetings are unlikely to change in date.</p> <p>(e) The minutes of the meetings are to be read for accuracy before the next meeting</p> <p>To be completed by all.</p> <p>(f) Hard copies of the minutes</p> <p>Members confirmed they did not receive mailed out copies of the previous minutes. The Chair apologised and said they will be mailed out correctly before the next meeting.</p>	<p>Communities First</p>
<p>3. Design Proposals</p>	<p><u>Design Proposals</u></p> <p>Non-residential areas</p> <p>MK noted the proposed structure of meetings moving forward, whereby more and more details on the scheme and development proposals will be shown as the meetings go on. MK said the scheme has a lot of different influences and complex issues which need consideration and encouraged members to flag any aspects which may have been missed in the upcoming meetings.</p> <p>MK said from the previous meetings it became apparent that greenspace is very important to residents and that the key factors which came out of the previous meetings include green spaces, retaining existing trees, multi-use games area, play space and antisocial behaviour. He said play spaces will need to meet the needs of all ages of children. He explained that it is possible to deter anti-social behaviour without adding lots of additional barriers and gates to an estate.</p> <p><i>Doctors Surgery / Wellness Centre</i></p>	

MK said it was important to consider how vital residents considered certain services are and how important re-provision will be in the redevelopment.

RB asked if the doctors' surgery had been consulted about their current capacity and needs. JA said Swan approached all commercial space providers last year and that the surgery and pharmacy were both interested in possible new buildings. The surgery was concerned that the Clinical Commissioning Group (CCG) may not consider its current building adequate for future investment.

AA said that having spoken to one of the doctors, they want to remain in that location and that the surgery is appreciated locally and there is a desire to retain it.

MK clarified that they were not currently designing the doctor's surgery, but instead considering how to maintain the surgery and what facilities that space may contain.

RB asked if parking spaces and ambulance access to the surgery would be maintained. MK confirmed it would.

AA highlighted how the pharmacy is a vital aspect alongside the doctor's surgery.

MK put forward the possibility of a "wellness space", which could include the GP surgery, pharmacy and nursery. RB noted the surgery and pharmacy have different opening times. JA replied it would be a management issue and Swan would hold conversations with the different parties to ensure any proposal works for them.

DA felt there should be a consideration of the height of the building when developing the wellness centre, as well as its accessibility.

JH asked where the nursery would be included and asked whether there would be enough space to include all of the community facilities, including nursery play space, and the proposed 250 residential units without building taller buildings. MK & JA said there would be new homes above the wellness centre. The scheme would need quite a large footprint, but

Swan owns the freehold to the existing Carers Centre as well.

JA confirmed there are discussions with the occupants of Brayford Square, and that there need to be additional conversations with them and with the funders of the different community assets, such as LB Tower Hamlets.

Carers Centre members attended the public meeting and expressed interest in a new building, perhaps within the wellness centre. They need a facility with better access.

There was general agreement amongst the group that the wellness centre was a positive idea that should try to be delivered across one floor.

Green Space

RB asked about the development area and the level of green space. GP confirmed the project team were working on the principle of there being no *net* loss of overall green space.

SW said there was previous proposal in 2010 for green roof gardens, and asked whether they were being considered again. JA said the group shouldn't be tied to previous proposals. Roof gardens would not be accessible to everyone and therefore would not provide a solution.

Number of units

TW asked how the number of 250 was arrived at and what the proposed affordable mix may be in the new development. JA said the number came about from a piece of work conducted with the GLA with Swan as a strategic partner, with the work agreed by the Swan board and presented to the Exmouth Residents Board.

At this early stage in the design there has been no decision on the orientation of the buildings, although it seems sensible to consider using Commercial Road for commercial units.

Secure design

JH noted there are currently two security gates within the development red line and asked if they were being removed as part of the proposal, noting how the gates have stopped unwanted anti-social behaviour. MK said security is a fundamental part of the design process and nothing will be designed that would make a space less secure.

Retail units

MK asked how important people felt the retail units were;

- TW said the shops were well used.
- AA felt it was important that residents can still buy the basics.
- IC said there needs to be a consideration of what is included if there is limited available space.
- SW said the doctor's surgery and chemist were the most important aspects, and that he rarely sees the nursery used.
- FS hoped residents get a say in what kind of shops are provided and asked if residents would get first refusal on commercial units.
- AA said social spaces, such as a coffee shop, would be welcome.
- TW said the doctors and chemist is vital to keep but that he rarely goes into the Square as it was difficult to get to.
- RB said he would like to see the GP surgery and chemist remain and more parking spaces provided.
- BH felt community facilities should be provided but warned against providing too much retail space that could remain empty.
- DA said he would like to see the doctors' surgery retained.
- EW said he rarely used Brayford Square, only visiting the area for the doctor's surgery.

MK said making the Square more open could result in more ground floor space opening onto Commercial Road, which could increase the amount of commercial space.

RB asked if Swan can decide who will occupy the commercial units before they are developed. JA said Swan would need to consider what would work for the community, and suggested providing affordable workspaces could be an option. Swan wants to ensure services can carry on throughout the development.

	<p>MK suggested the new commercial space could be used for community purposes such as a local artists' gallery space or a small theatre. AA noted that the George Pub already successfully provides space for local performing artists.</p> <p><i>Parking and access</i></p> <p>JA asked everyone to review the pack, which considers parking and access, outside of the meeting and to provide written comments.</p> <p>RB asked if 'access' meant access for cars or pedestrians. MK said it could be either, as Levitt Bernstein need to consider how the estate can be best accessed in the future.</p> <p>Aberfeldy estate visit</p> <p>MK discussed the Aberfeldy estate visit, which will demonstrate good use. JA noted Swan were considering whether the visit could be combined with the Blackwall Reach regeneration scheme to see how a community hub space can work in practise.</p> <p>In addition the Ocean estate may be a good estate to visit later to see how good design can reduce anti-social behaviour.</p>	All
4. Residents' Charter	<p><u>Residents' Charter</u></p> <p>The Chair introduced the prospect of developing a Residents' Charter, which would be a list of guarantees of what Estate residents can expect regarding the protection of their rights.</p> <p>RB and SW asked about the legal status of the Residents' Charter. The Chair said a Charter relies on the reputational harm and loss of trust if Swan do not follow it, rather than legal action. The Charter would be written by residents and signed by Swan. The Chair said he will circulate examples of Residents' Charters.</p> <p>JA said a Residents' Charter is about setting a benchmark of standards that Swan would have to meet as a minimum.</p> <p>CR explained the Residents' Charter would be drafted by a smaller working group of Steering Group members before being put back to the full Group and other residents for comments. Members interested in taking part in the working group should contact CR.</p>	All

<p>5. Membership</p>	<p><u>Membership</u></p> <p>CR said four people have asked to join the Steering Group and asked members if they would be happy to allow the size of the group to increase.</p> <p>Members discussed the potential impact of new members on the meetings and the level of representation.</p> <p>The Chair put the questions of allowing four new members to join the Resident Steering Group to a vote. The vote was as follows;</p> <ul style="list-style-type: none"> • In favour - 7 • Against - 2 <p>The new members will be invited to the next meeting of the group.</p>	
<p>6. AOB</p>	<p><u>Any Other Business</u></p> <p><i>Garages and Parking</i></p> <p>FS asked about the use of garages by people not living on the Estate, and how often audits are done on garages and parking. JA said this was an issue that can be discussed outside of the meeting.</p> <p><i>Building works</i></p> <p>DA noted local development sites had issues with dust and dirt and urged Swan to consider the impact when development takes place. The Chair noted that was an issue that could be covered in the Residents' Charter. JA said it was something that Swan will consider.</p> <p><i>Consultation outcomes</i></p> <p>SN summarised the outcome of the previous consultation events, noting how the public exhibitions on the 6th and 8th February were a successful initial event to introduce the development proposals. 126 residents attended the events and Four Communications had so far received 61 pieces of feedback.</p> <p><i>Property value</i></p> <p>The Chair flagged the questions submitted by Gareth Haddow ahead of the meeting, asking if the value of properties would be</p>	

	<p>impacted by the development.</p> <p>JA said different areas may be impacted differently, but properties could go up in value as a result of the improvements to the Estate.</p> <p>BH asked if the value of properties might go down during the construction phase. The Chair suggested that the value may not go down, but it could be more difficult to sell during construction.</p> <p>FS asked if the investment into the public spaces across the Estate would result in a sharp increase in rent and service charges. JA said Swan's expectation is that more income from new homes would mean the costs were spread across more people.</p> <p><i>Meeting agendas</i></p> <p>JA encouraged everyone to consider the agendas of upcoming meetings, as issues may be covered at later meetings.</p> <p>VB said there was a lot to discuss on the current agenda and would always prove difficult to get through everything in one meeting. VB asked to ensure parking is sufficiently covered at a later meeting, as it was an important issue for residents.</p> <p>Future meetings will no longer include an Any Other Business item. These items can be raised with Swan or the Chair outside the formal meetings.</p> <p>RB asked why the meetings ended in July if there is not enough time to cover all the topics. MK said the topics considered most important by residents should be prioritised.</p> <p>The Chair asked everyone to complete the sheets on parking and access and return them to the Estate Office by the end of the w/c 17th February.</p> <p>Meeting closed at 20.22.</p>	<p>All</p>
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Action	Who
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1.	Communities First to mail out paper copies of the minutes ahead of the next meeting, as well as examples of Resident Charters.	Communities First
2.	Everyone to complete the pack on parking and access with written comments and return them to the Estate Office by the end of the w/c 17th February.	All
3.	Members interested in joining the Residents' Charter working group to contact CR.	All

Signed by the Chair:

Date: