

## **Woolwich Estates Residents Meeting**

*11<sup>th</sup> May 2016 2pm*

*New Charlton Community Centre*

### **Update and minutes**

#### **Councillors Present**

Cllr John Fahy

#### **Officers Present:**

Deborah Dack – Delivery Manager

Devinder Gaiinda – Community and Participation Officer

Tony Wray – Occupied Repairs Ordering Manager

Jim Brooks – Acting – Ordering Manager Damp Team.

#### **Guest speakers:**

Rita Lovett – former resident representative and member of RBG Housing Panel

Isobel Malcolm – former resident representative for M&M

#### **Apologies:**

Cllr Barbara Barwick

Cllr Jackie Smith

Carmel Dillon – Programme Manager

Unfortunately the attendance at the residents meeting was minimal with one tenant attending. Meetings will revert to 6pm starts as this attracts a bigger turn out.

### **1 Minutes and Matters arising**

Response letter to residents meeting of the 25-11-15

Attendance of asset management at future meetings

Re-Housing Surgeries have now stopped as the attendance was minimal but will recommence once the next phase of the decant process starts (Maryon Rd & Grove 2017).

### **2 Woolwich Estates Update**

Leaseholders - RBGs intention to continue to target Phase 1 and 2 leaseholders but is still committed to buy back later phases should individual circumstance require this.

CPO – Compulsory Purchase Order will be applied for – all leaseholders will be written to in due course.

Re-Housing – We had targeted to complete the Phase 1 decant in 2015. To achieve this Court proceedings have taken place on the 10<sup>th</sup> May on 8 cases. Royal Borough of Greenwich had possession granted on 4 cases, while 3 were adjourned and 1 to be reviewed. Further proceedings may take place if residents within this phase do not take up offers of suitable alternative accommodation.

Progress through the estate - Phase 1 260 out of 290 (including 11 leaseholders)  
Phase 2 125 out of 192 (including 6 leaseholders) with 66 properties remaining in Phase 1, Phase 1 Maryon Grove/Road looks set to be on target to begin decant in 2017.

Publicity - Refer to newsletter – send copies to attendees once printed. Noted that it was felt too much piecemeal information was sent, newsletter required with forward planning dates etc.

Regeneration update - Connaught construction first affordable homes spring 2017 will be shared ownership

The church site was discussed and advised that it is not part of the Woolwich Estates Development.

Update given on progress of the construction, confirming piling is happening, demolition near complete just substations left.

Employment and Training - 2 apprentice bricklayer's and 1 apprentice electrician appointed through GLLaB. The group felt more publicity should be used to promote these opportunities. Confirmed the Lovell Newsletter advertises these and this is due to be a regular publication.

Issues raised by members:

Cllr Fahy raised that members in general are looking to expedite the decant of existing residents and want Lovell to speed up development on the Morris Walk and Maryon Grove Estates.

Action: DD to send Cllr Fahy Asra contact details for the team responsible for the temporary accommodation on the estate.

Action: programme of newsletter for Morris and Maryon residents to be resurrected.

### **3. Asset Management**

- Programmed communal works – Tony Wray confirmed that all works within the brief were carried out. Apart from the fire upgrade works which I believe are programmed for this year.
- Damp & condensation – Asset management are reactive to damp issues and have a pro-forma to work through once raised.
- DD has had conversations with various tenants who raised this and said that they are not interested in the repairs being carried out they require window replacements etc. which they know RBG are not going to carry out so they don't bother to call.
- Water ingress from flat roofs – A scaffolding contract is currently being tendered for as access is needed.
- 197 Maryon Grove – TW raised order for gullies to be inspected at 195 and 199 either side of 197 to look at the overflow of water. W/O 905951/1 appointment 16/05
- Noticeboards – Rita to check if she has spare key. Colin Childs and Michael Hammond to relocate the noticeboard from outside Kidd Place to the beginning of the estate and replace keys as necessary.
- Fire Doors are still outstanding; all tenants are being written to by Pat Coyle's team to request access to replace doors.

### **4. Community Participation**

Those present talked about the importance of participation. There has been attendance of up to 30 people at meetings held at 6pm. Agreed to send a letter to tenants asking for help or use a form of social media.

DG advised that if we get participation then we will look to implement a code of conduct to manage meetings going forward.

DD thanked the attendance of Rita and Isobel.

### **5. AOB**

Armed Forces Day / Great Get Together on the 25<sup>th</sup> June 2016

Next meeting will be in September on Shared Ownership, Cllr Fahy wanted this meeting to be attended by Connaught Residents and the surrounding areas – so location may well need to be changed or have at two locations.

After the meeting DD spoke with Trisha Holden (Manager of the New Charlton Community Centre) she advised that most people she speaks with are not interested in the development at this stage as it doesn't affect them, their only interest is when are they going to be re-housed and that message is also conflicting in that Maryon Grove believes this is to be in 2018/19.