



Notes of Resident Engagement Panel on Thursday 10th June 2021 at 6.30pm – 8.15pm

1. Present:

Residents: Carla Gomes, Glenn Murphy, Lynn Gunter, Marco Malpelli, Philippa Harlow (RA), Derek Eboigbe, Yasi Mohamad

RHP: Tracey Elliott, Simon Cavanagh, Brett Wild

Development Partner: Jamie Hunter and Callum Kidd - Hill

TPAS: Jane Eyles (Customer Advisor)

Apologies: No apologies were received

2. Minutes of the last meeting and notes of the walkabout – agreed. Jane explained that REP was looking for a new Chair, asked for volunteers and explained she would chair this meeting.

3. Update on project – Simon Cavanagh

- The selected developer, Hills would be attending the meeting tonight and are excited about meeting REP – have a good reputation and are known to Simon from their Agar Grove regeneration in Camden. They have a track record in being inclusive and producing mixed communities.
- Hills had expressed an interest 3 years previously when it had been proposed as a joint venture. BPTW are Hill's architect.
- The special newsletter which includes concept designs will be distributed tomorrow (Friday 11th June) to be sent first to RHP customers before later being uploaded on the Ham Close website
- The developer will develop a programme for consultation which REP will be able to feedback on – this will include 3 public meetings and focused consultations

4. Hill – Jamie Hunter - Development Director and Callum Kidd - Deputy Regional Director

- Jamie and Callum introduced themselves and the group welcomed them individually – comments were positive
- Presentation – explained the company – 650 employees, 2500 homes per year, loyal supply chains, Commitment to sustainability with charitable arm contributing £12m to homeless charities.



- Concept design was inspired by the village of Ham – architecture, green village feel, green links, 3-5 storeys with a 6th set back, fewer cars at ground level, underground car park, trees, community courtyards, every home will have private garden, terrace or balcony “homes in a park”, green roofs, dual aspect
- 3 phases – constructed separately. Phase 1 – caretakers hub, makers lab, community centre and some of the homes for existing residents. One move where possible.

Questions/comments:

- ***Pleased that the 3rd presenter at the public meeting had been appointed – had researched a scheme in Norfolk which was pleasing***
- ***Would like slides covering internals*** - internals were described by Jamie and would be in the newsletter
- ***Would green roofs be accessible?*** – no they would provide water run off and biodiversity. Concept designs for Community Centre proposes a roof garden.
- ***What is the access for the underground parking?*** Access would be a single point with separate entrance and exit (electric gates is a likely solution)
- ***Pleasantly relieved by the concept designs – would there be flexibility with who was allocated what?*** Simon explained it would be on housing need, conversations, phasing etc.
- ***Congratulations to Hills, research had shown Hills were community focused***
- ***Why is there difference between brickwork in the centre of the scheme and around the edges?*** Helps soften the scheme and celebrate differences
- ***What about parking costs?*** Jamie said that there was no charge specifically for parking.
- ***Will residents be allocated all in one block?*** Simon said there will be mixed tenures throughout the scheme
- ***Hill are a good developer – will there be the same materials and quality of build for all tenures?*** Yes for the externals but a different specification internally but the same quality assurance process. Hills came second highest in NHBC quality construction awards
- ***What is the heating?*** Air sourced heating pumps is the current strategy, the company will be carbon neutral by 2030
- ***Will current RHP customers all be in one block as we want to avoid segregation?*** Simon explained the first 2 phases provide homes for approx. 170 existing customers to allow one move as much as possible. Current



proposals show many of apartment buildings will be of mixed tenures with a good spread across the estate designed to be open and inclusive. Final scheme is subject to planning.

- ***Will all apartments be 3-5 (6) storeys*** – yes with lifts for the apartment buildings.
- ***Concern that internals will be open plan which is not conducive with Covid, cultures may want separate kitchens.*** Callum explained that the designs are based on open plan – dual aspect provided additional light. Customers felt strongly over this and Callum promised to take away for further discussion. Jane suggested additional consultation with all residents. Bathroom proposals include environmental systems called MVHR – (Mechanical Ventilation and Heat Recovery) that act to remove condensation from the air.
- ***Will homes be the same size whatever the tenure?*** Yes they will meet current space standards or above – Union Wharf estate demonstrates that residents were allocated some of the most desirable homes.

4. Workshop on working with developers – now postponed!

Jane introduced Derek Doran from TPAS who was leading the workshop and Derek described his experience working with developers. Originally planned for next Thursday 17th June – this was now cancelled due to the delay announcing the developer and Derek's need for further research. A new date would be announced shortly.

5. Next steps

- Announcement made tomorrow with newsletter to customers
- Planning public consultation in June/July – will produce a detailed consultation plan for workshops with likely planning submission late in 2021 – hopefully granting permission in Spring 2022 – Hills can do a virtual village hall, videos etc
- Hill have an Instagram account that residents can follow ***createdbyhill***

6. Next Meeting

Thursday 8th July

Meeting closed at 8.20pm