



## Minutes

<b>Project Title</b>	Imperial Wharf Estate		
<b>Meeting Title</b>	Imperial Wharf Residents Meeting No.1		
<b>Date</b>	11 June 2014	<b>Time</b>	19:00 - 21:00
<b>Venue</b>	Gladesmore Community School, Crowland Road, N15		
<b>Present</b>	Cllr Alan Strickland	Cabinet Member for Housing & Regeneration – Haringey Council	
	Michael Kelleher	Head of Housing Investment & Sites - Haringey Council	
	Shannon Francis	Housing Asset Officer - Haringey Council	
	Chinyere Ugwu	Interim Project Director: Communities Team – Homes for Haringey	
	Chantelle Barker	Communities Programme Manager:– Homes for Haringey	
	Tolu Obidipe	Communities Project Officer: – Homes for Haringey	
	Lema Halabi	Communities Project Officer: – Homes for Haringey	
	Grace Ayeni	Communities Project Officer: – Homes for Haringey	
	James Simpson	Housing Delivery & Partnerships Manager - Hackney Council	
	Residents	Imperial Wharf estate	

## Minutes

### 1. Introductions

1.1 The officers were introduced.

### 2. Haringey Council – Background

2.1 It was reiterated that Haringey Council reviewed its Decent Homes Improvement programme due to:

- A national review of decent homes by the Government; and
- A reduction in funding for the Council of £29m.

2.2 Given this, Cabinet approved consultation with residents to discuss options for meeting the investment needs of the Imperial Wharf estate as there is no guarantee the Government will make further funds available to Haringey Council for improvement works.

### **3. Investment Options**

3.1 Alternative options looked at for the Imperial Wharf estate were Management Transfer, Trickle Transfer and Whole Stock transfer.

#### **3.2 Private Finance Initiative:**

The Council will continue to own the stock and let a long term contract (typically around 25 – 30 years) for the management, maintenance and capital investment in the stock to a private sector provider. Funding for investment will be supplied by the private sector provider however, the Government has announced that funding for schemes which are not currently in contract has been suspended and no further funding rounds are anticipated.

#### **3.3 Outsourced Management Transfer:**

The Council would continue to own the stock and would let a contract for the management and maintenance of the stock to another provider (registered provider, housing association or another local authority). This option may provide a more localised management service but does not enable access to additional public funding to deliver the capital investment required in the homes.

#### **3.4 Housing Transfer:**

A housing transfer is where the council transfers the ownership of the housing stock to a registered provider, which then becomes the landlord of the tenants and leaseholders. They can borrow additional money to finance the investment needed in the homes. Tenants must be given clear information on their rights under the new landlord, and the service that the new landlord will provide.

#### **3.5 Redevelopment:**

Redevelopment would involve all homes being demolished and rebuilt either by the Council or a registered provider. Council tenants will be relocated to a suitable council or registered provider property of their choice. Any tenants who opt to return to the new development will be relocated on a temporary basis to suitable alternative accommodation.

### **4. Communities Team**

4.1 The Communities Team will be consulting with residents on the options and be the main point of contact.

4.2 An independent advisor will be appointed to assist and advise tenants on all the options and answer any resident questions on the proposals being presented by the Council. The advert will be placed in the housing press to appoint the advisor. The best applicant will be chosen after having been interviewed by a panel made of Council and Homes for Haringey Officers and members of the Imperial Wharf Resident Steering Group.

4.3 Residents were advised that the Steering Group would be involved in appointing the Independent Tenants Advisor and involved in future discussions on the proposals. Being the voice of residents.

### **5. Next Steps**

- 5.1
- Recruit members to Steering Group
  - Recruit Independent Residents Advisor
  - Consult residents on the options

6.

**Question & Answers**

**What will happen about the state of the properties in the meantime?** Haringey will still carry out normal day-to-day and essential repairs to homes.

**You say you don't have enough money, if you did what would you do?** If we had the money we would invest it in bringing all the council stock up to the decent homes standard, however, this standard is quite low.

**How long have you been talking to Savills?** We spoke to Savills about 2 years ago to undertake an options appraisal for an estate in Waltham Cross. We started talking to them about Imperial Wharf early February 2014.

**How can we ensure the Independent tenant, leaseholder and freeholder advisor will be independent?**

The advisor will be interviewed and appointed by a panel made of members of the Imperial Wharf Resident Steering Group, the Council and Homes for Haringey Officers.

**How do you make sure all resident have a say and not just the RSG?** Communities Team will be on the estate at various times during the day, evenings and weekend to engage with as many people as possible.

**Why have you not given stock retention as an option?** Stock retention was not included in our presentation, which was specifically about the alternative options. Stock retention is an option that will be explored with residents throughout the consultation and appraisal process.

**How do the options solve the problem of the estate being out of borough?** Neither Haringey nor Hackney Council has any control over this. Changes to borough boundaries are carried out by the Boundary Commission for England. This organisation is an independent and impartial public body, which reviews all Parliamentary constituency boundaries in England every five years.

**What will happen if residents decide not to go with any alternative option?** The Council will consider the Imperial Wharf properties alongside the remaining Haringey stock that has not received improvement works carry out normal day-to-day and essential repairs to homes.

**Regardless of what options residents choose, could demolition be an option?** All options will be looked at along with residents' views.

**I want to buy my home, will I be prevented from doing so?** All right to buy applications will continue to be dealt with in accord with current policy and procedure.

**Can residents have new windows, kitchens and bathrooms?** This will be dependent on whether an alternative investment option is agreed.

**Will the Council force us to move to another landlord?** Transfer can only happen if the majority of those voting, vote 'yes' to a new landlord.

**Is Decent Homes a legal obligation?** No, the Council has a duty to fulfil its obligations under the right to repair.

**When will you inform residents of the results of the survey?** Residents will be informed of the outcome by September 2014.

**How long is the consultation period?** The initial consultation period last 6 weeks. You can complete and return your surveys online or in the post.

**If I transfer to Hackney Council will I lose my place on the waiting list?** Any council tenant who is on Haringey's waiting list will lose their place as they will no longer be a Haringey Council tenant. You may be entitled to register with Hackney Council, subject to its allocations policy. Non council tenants who are registered on Haringey's waiting list will be unaffected.

**How can you consult with residents in just 6 weeks?** This is the first stage to obtain residents views on the options. A residents steering group will be set up who will be part of the panel to appoint an independent resident advisor.

**When we receive the survey will it have the advantages and disadvantages of each option?** The survey will come with a matrix that answers the most popular concerns of resident. A Frequently Asked Question sheet will also be circulated.

**How long will this whole process take?** This is dependent on the preferred option. Once this has been identified we will be in a better position to advise you on how long the process will take.

**Why are there not more details about the demolition option?** There is no decision to demolish Imperial Wharf. We are consulting residents on the options and redevelopment is an option.

**Is Hackney Council open to working with the residents on the estate in taking things forward?** Hackney Council are willing to engage with residents to find out the options you are interested in.

**What benefit will residents gain by transferring to Hackney?** If residents agree with Haringey Council that they want to transfer, Hackney Council would agree a package, however, this is just one option. It is too early to talk about any detail at this stage.

**How can we be sure that the results of the survey will be accurately reported?** Your Independent Resident Advisor will have access to this information and can verify the results are what residents stated in their surveys.