

Community Board Meeting
15 October 2021, 5.30 pm, Google Meet

Attendance:

Community Board Members: 10 members

Chair: present

RBK: 2 officers (one for agenda items 4 and 5 only)

Absences and apologies: 1 apology and 1 technical issues

1. **Welcome and Apologies** — Chair noted that it will be important to try and keep to time at the meeting to enable the planning application update briefing to take place. Matters will be given time for discussion, however. Members were informed that the Director of Place at Kingston Council will be joining the meeting for the planning application update.

2. **Minutes and Actions.** Draft minutes and a copy of the Action Log were sent to members in advance of the meeting. Amends were requested in advance (start of each point is the matter raised) and the Chair went through the matters raised.

- a. Minutes from 9 June were not approved and a revised draft has not been circulated (3b) — Members were informed that there were no agreed amendments to the minutes by board members and minutes could therefore not be updated. The Chair requested that any proposed amends to these minutes be raised by members with the clerk before the next meeting [Action]
- b. Wording for 2e seems to indicate that members are expected to agree with all items — members discussed this and it was agreed that members understood that their role is to represent residents and may at times have different opinions but agree to work with these differences in a collaborative way. It was noted that at times members that are residents of the CRE will be expressing their own views where they do not have a wider knowledge from other residents, which has been harder during COVID because of reduced social contact
- c. It was agreed that contact details for PPCR will be made available to residents and fully covered in the newsletter — members were updated that PPCR has, in their contract, periodic promotion of their services. The regeneration programme has several sources of advice and information from external partners and residents are always given contact details or signposted. In recent letters from the rehousing team, PPCR were specifically signposted as this was appropriate to the letter
- d. It has not been agreed that Queen Mary Hall would be the meanwhile community hall for the CRE — the Chair noted that there had been updates for members since this meeting and that amends to the minutes should reflect the meeting at the time. Members discussed this and it was agreed that there was a consultation to be undertaken and the minutes

	<p>are not saying that it has been agreed. Members agreed to amend the previous minutes and add “It was suggested that...”</p> <ul style="list-style-type: none"> e. Chair proposed whether the minutes are agreed and members confirmed this f. Chair said that the action log has been created and this has now been sent to members to review. No comments were raised
3.	<p>Constitution — revised constitution sent to members ahead of meeting and amendments requested in advance. The Chair went through the proposals and questions received by members:</p> <ul style="list-style-type: none"> a. Amend to clause 5.8 which was reflected in the updated draft sent to members was agreed by members b. Clause 15.4 and Annexe 3 clause 4.10 — it was noted for members that the acronym in these clauses had been changed from ‘CS rep’ to ‘Countryside representative c. A question was raised about the ability of members to appeal, whether other members would be consulted and evidence gathering to make a decision — members were given an update that the constitution states that the Chair would investigate and that they have several options, including requesting that directors review the investigation and decision to ensure that it has been undertaken fully and fairly. Who the Chair would involve in evidence gathering will depend on the breach — it may not be appropriate for members to be involved on the grounds of privacy and confidentiality. It was confirmed that Annexe 3, clause 4.7 enables the member/s involved to respond to the Chair and the Chair can also instruct an independent review if it was felt the member would not agree or accept the decision. Annexe 3 outlines the process in more detail than the main body of the constitution. The following was suggested to add clarity to the constitution and members discussed and agreed to: <ul style="list-style-type: none"> i. Add “member has the ability to appeal if the process has not taken into consideration facts that were submitted during the investigation or there is new information” to clause 15.4. ii. Add the options for investigation in a chart/steps for more clarity in Annexe 3 around clauses 4.6 and 4.7 d. A point was raised about the independent Chair being a temporary measure to support the board (clause 6.1). This was discussed by members. It was noted that the Chair’s role is only to Chair the meeting and guide the agenda and discussions among members. It was also noted that the constitution can be revised and reviewed for adequacy and members can reflect on the role of the Chair in the future in relation to how the board is working as it is important that the board work together and an independent Chair enables this. It was confirmed by a few members that discussions about the independent Chair and postholder were had before appointment with the three Chairs at the time. One

	<p>member stated that it was attractive to have an independent Chair and approved the appointment. Members agreed that they were happy with the clause in the constitution</p> <ul style="list-style-type: none"> e. A point was raised about imposing a Chair (clause 6.1) and members agreed that this discussion has taken place in the point above and at a previous meeting and the clause has been changed to add that members have the opportunity to provide feedback and approval. It was agreed to add “approval or disapproval” to clause 6.1 f. It was reported that clause 9.5 does not read well and it was agreed to change this to be in keeping with above clauses by adding “The CRE Community Board will make recommendations....” g. A question was raised on whether a member was able to give their version of events in clause 15.4 — this was covered in the above discussion (3 c). it was confirmed that this is covered in the constitution under Annexe 3 clause 4.1 and 4.7 <p>Questions/discussions</p> <ul style="list-style-type: none"> h. A member asked for clarification about what constituted independence and it was confirmed that this would be someone that was not an employee of RBK or Countryside and would preferably have some experience in governance or the breach in question <p>Adoption</p> <ul style="list-style-type: none"> i. The Chair asked members if they would like to formally adopt the constitution with the discussed amends. It was formally proposed by Cllr Ryder Mills, seconded by Cllr Davey and all members present agreed. j. The Chair thanked everyone involved in drafting and reviewing the constitution including submissions in advance
4.	<p>Planning Application update — Illustrative plans were presented to members with key information. Members were informed that this information is confidential as not yet in the public domain.</p> <ul style="list-style-type: none"> a. The existing masterplan was presented and a reminder of the commitments in the Landlord Offer given. b. The GLA method of measuring affordable housing by habitable room was explained. It was pointed out that because the affordable rent homes at CRE are generally larger than the private homes the habitable figure is higher than if measured by proportion of homes. c. It was confirmed that the proposed change is only to affordable housing and that there are no other changes such as to buildings, heights, public spaces, gardens or community facilities d. The change to the number of affordable homes is a positive one which reflects the intention of the scheme and partnership to maximise affordable housing, while maintaining the commitment in the Landlord Offer.

- e. There is a proposed increase of affordable homes (an increase of 74 to 941) by reducing the number of private homes meaning that 45% of homes will be affordable
- f. Following engagement with leaseholders and freeholders, there is also a proposed redistribution of 15 of the shared equity homes from phase 1 to later phases where there is a greater anticipated need.
- g. The increase in affordable housing will have a minor impact on some of the technical reports that support the planning application, such as the Transport Assessment.
- h. As such, the local planning authority needs to carry out another period of statutory consultation so residents will receive another letter to inform them of the consultation and provide the opportunity to submit comments
- i. Regeneration team will speak to Sunflower Resident Association (SFRA) early next week to inform them of the changes
- j. Regeneration team are available to discuss any questions residents have on the changes

Questions/discussions

- k. Will the changes add delays? It was confirmed that this would add delay of a further few weeks while the consultation takes place and it was expressed that it had been hoped to have gone to planning committee already
- l. It was noted that it would be helpful to inform SFRA and it was confirmed that this would take place but the proposal has been presented to the community board in advance.
- m. It was raised that the GLA requirement is for 50% affordable homes but this figure is lower and would this be accepted by the GLA. It was confirmed that the scheme will deliver 941 affordable homes and that this was a very significant level for a London scheme where delivering that ambition is often very challenging. This level reflects what is viable and deliverable and that all levers had been pulled and this was the best that can be achieved so that the project can go ahead
- n. It was noted that the housing revenue account (HRA) is not a bottomless pit and has other urgent demands to improve housing in sheltered accommodation where residents have to share bathrooms and communal facilities, which is inadequate for Covid safety. It was therefore hoped that the Mayor would see this as a project within a wider context
- o. It was noted that it was pleasing to see an increase in affordable homes but some concern about delays, the implications for phase 1 and increasing construction material costs. It was confirmed that although materials may have experienced recent inflation, this often evens out in large projects over a longer period of time
- p. It was requested for the progress on the district heating system to come back to the community board. More details were requested on the acoustic information so that members have the opportunity to understand this as it forms a lot of casework on challenges residents face so is a

	<p>worthwhile and important area of the development proposals. Presentations have come to Community Board previously and showed the differences through some analysis of properties but will come back with experts to discuss the details and updates [action]</p> <p>q. Members were informed that a new project to monitor energy usage would soon be launched and residents will be invited to participate and volunteer to help gather data</p> <p>r. A member raised whether these changes had implications for residents in phase 1 and it was confirmed that phase 1 would still be delivering 452 homes, including 150 council rent and 15 shared equity homes and that the homes have been designed around need for residents in phase 1 and 2 where there is demand for larger properties. It was confirmed that all residents in Phase 1 and 2 would have properties built to cater for their needs and the change in shared equity (redistributing 15 shared equity to later phases) reflected the recent engagement with leaseholders and freeholders.</p> <p>s. It was asked how this affects the distribution of tenures and it was confirmed that the principles are the same even if it is a different balance.</p>
6.	<p>AOB: AOB updates A to D were sent by email to members</p> <p>a. Clerk for the board is on the forward plan for agenda items</p> <p>b. Recruitment for an officer in the regeneration team has been advertised (interviews are currently being undertaken)</p> <p>c. Actions from 9 June meeting have been added to the action log</p> <p>d. Members have been sent a copy of the governance structure</p> <p>e. Minutes of the Community Board are uploaded to the website periodically because there are cost implications for ad hoc uploads. Minutes can be requested from the regeneration team/clerk at any point</p> <p>f. The Director of Place informed members that she will be leaving Kingston Council shortly and wanted to join members for the planning application update as this is an important milestone but also to thank all of the members for their contribution to the regeneration programme. It was noted that their contributions as critical friends and that it has been a pleasure and honour to be part of a project that will be life-changing for residents on CRE.</p> <p>g. The Director of Place was thanked for their work, for contributions made and was wished all the best</p>
7.	<p>Next Meeting/s: TBC</p>