

**Hidden Homes Meeting
6 January 2012**

Minutes

Attendance:

Mike Nestor, TMO
Mark Anderson, TMO
Stan Logan, RBKC Housing
Ruth Angel, RBKC Housing
Carl Ainley, RBKC Property
Derek Taylor, RBKC Planning

1. Minutes and matters arising

None arising.

2. TMO Development delivery structure

Mike Nestor has been appointed as an interim Development Manager on a consultancy basis, until such point as a recruitment for the role can be undertaken.

In terms of a monitoring and governance structure at the TMO, as plans for Holmefield House are developed, these will be reported to an internal group attended by Mike, Mark, Sacha Jevans, Yvonne Birch, and either Alasdair Manson or Gary Riley, and possibly the RA Chair. The proposals will be reported to a sub-group of the Ops Committee.

Mike is working on preparation of a Board Briefing which will go first to the Executive Team, and he will be working up TMO procedure and governance to provide decision-making on the project as it develops. **Action:** Mike to share reports as they are developed.

3. Holmefield House proposals

Surveys have been commissioned, including asbestos, etc., and will be reported back to this meeting when completed.

Mike and Yvonne will be seeing the RA Chair Robert Hertner next week, to discuss a consultation strategy with him.

Then the case for viability will be established, and a first draft of the project plan will be produced for review. A Cabinet report will be required before capital spend is committed to the scheme. **Action:** JT agreed to register this decision on the Forward Plan, where it will be publicly available.

Dates, milestones, and funding requirements anticipated at each milestone will be provided for reference. Mike has asked David Walker to produce a title report to establish ownership of the site.

RA advised that with Trellick so close by there may be a lot of local scrutiny of this scheme, as a precursor to anything that may happen over the road on Edenham Way.

4. Grenfell Tower proposals

Mark is meeting with Peter Wright and the design team from Studio E to investigate the potential for them to work directly on the Grenfell Tower project. Mark has met with Andrew Lee to clear the use of the KALC design team by the TMO.

There are CHP issues, as it seems that the KALC proposals do not provide an affordable option for Lancaster West estate.

Mark has provided figures for Grenfell totalling £4.5m for cladding and double-glazed windows. A further meeting will take place in mid-January to move this forward.

Derek advised that there are residential design standards that he should be aware of in proposing new residential units here on the lower floors.

5. Greaves Tower proposals

This project has not progressed with the same priority to date, but appears to be relatively straightforward to move on.

There may be a link to the redevelopment of the Whistler Walk Children's Home.

6. Savills report

It was noted that the Legal, Financial, and Tax implications to their report should be checked before it is finalised.

Things for the Cabinet Member to consider arising from the report are what the strategic direction of the HRA should be, and whether we prioritise increased numbers of social housing units or retaining ownership of the assets for example. And whether disposals are intended to raise capital to fund new development or existing homes.

7. AOB

Edenham Way

A paper should go to Property Board on Edenham Way to secure the concept of its development for housing purposes, and in connection with an investment into Trellick Tower – **JT Action**

Peter Wright has flagged the potential to utilise a landswap at Lancaster West to add some land into the HRA at Edenham Way instead. This may not be practical, and it may be that we investigate a funding transaction instead.

Oxford Gardens

FCS are likely to move their offices out within 1.5 to 3 years, which will make this building suitable for a substantial redevelopment.

Middle Row/West Row

This is a TMO estate neighbouring a school redevelopment project, where there is an opportunity for joint or parallel consultation and housing development.