

**Hidden Homes Meeting
9 July 2013**

Minutes

1. Attendance

Derek Taylor – RBKC Planning
Danielle Torpey – RBKC Corporate Property
Paul Dunkerton – KCTMO
David Gibson – KCTMO
Ruth Angel – RBKC Housing

2. Minutes and matters arising

It has agreed that there will not be a local lettings policy and so the properties can be let as normal voids.

PD reported that the properties need to be registered with the Land Registry before they can have a postal address and this matter is now in hand.

Rents will be the same as the other properties of the same size in the two blocks and this matter is in hand with David Stiff at KCTMO.

3. Greaves Tower

PD reported that the delay has now been reduced to two weeks. RLO has been in regular contact with tenant directly above the works site who has been experiencing excessive noise. Tenant is now requesting compensation and KCTMO is considering this request through the usual processes. Completion is due 6.9.13.

4. Holmefield House

Newsletter to be sent out end of June.

Ground work has been completed. There have been no complaints from residents. The staircase has been demolished and a ramp is to be installed.

There is a three week delay due to unforeseen work needed to a retaining wall. Completion is now due 8.11.13.

Project is likely to spend £10k more than original estimates due to variations needed to boundary wall, changes to drainage details, asbestos removal and problems to blocked drains. This is within RBKC's original budget.

Sunday 1.9.13 – crèche situated in Holmefield House will be holding a fun day and KCTMO will be using this as an opportunity to talk to residents and update them on the progress of the work.

5. Grenfell Tower

Meeting to take place between Peter Maddison and Cllr Feilding-Mellen on 10.7.13 to discuss revised designs. Intend to submit for planning soon after approved. Planning has confirmed that they do not need a new application and approval can probably be made before end of August. Considering re procuring contract and if do this, can probably start on site in February/March 14 with a 12 month programme.

Trying to obtain partial funding from British Gas, but amount unclear.

Looking at possibility of boxing club being relocated to the Harrow Club on a temporary basis.

6. Whistler Walk

DT confirmed that email needs to be sent to Jago Williams to request level 3 pre application advice. Need to discuss whether change of use will be required.

PD will be meeting with KCTMO Procurement to clarify how contractor to develop employers' requirements and designer to refine designs can be procured.

PD has set out high level programme, showing completion in March 14.

RA to arrange for pre application advice meeting and then once planning requirements are clearer, agree feasibility budget with Laura Johnson. Main budget for work will require Cabinet approval which can be obtained by October.

The property is on the World Ends Estate and there is an active RA. PD to find out when regular meetings take place. Agreed need to timetable discussion with WERA, but will need to brief Cllr Feilding-Mellen and the three ward councillors in advance of this.

7. Future programme

Discussed future programme, and agreed next site visit at 2pm on 26.7.13.

8. Date of next meeting

13 August, 2013 – 11.30.