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Minutes of the Meeting of the Tides Bridge
Residents Association held on 27/4/16.

Those Present John Orr (Chairman), Paul Hercowitz
(Vice-Chairman), Lesley Berry (Secretary), Ron Ellis,
J. Voldermans, Sarah Power (WCC), Bill Fuller,
Lizzie Brown (Yard UK), Anne Birdham (Yard UK)
Daniel Lee, Senny Halliway, Darrell Weller,
Nislan Galloway, S. Hegarty, Tina Douglas,
Nicky Johnson, Cliff Green, Barbara Willis,
Bianca Badiq - Cesary (Fullers Stoke Residents Association).

Regeneration on Tides Bridge (Lizzie Brown and
Anne Birdham)

This will start in 2020 with Architects and
Master Planners setting up workshops and training
sessions. Street condition surveys ^{have} been done
in order that necessary work can be carried out
on Council properties that need it.

Private home-owners will also be spoken
to about their future prospects.

(There are question and answer sheets and
timeline books to take away).

Questions asked at the Meeting

100/200 homes will be built for Council Tenants.

Right to buy - This is still possible, but the owner
could not sell the house for 5 years.

Private Owners. ? Demolition - House prices have
not decreased at the moment.

The land has already been compulsorily purchased before. Can this happen a second time?

Overview - It was felt that this should be done now for Tinslow Bridge (Pont Ellis) Assurances should be given now as to what is happening to us in 2020.

David Gleave agreed that information about the four estates would be given.

No date had been given as to when all the estates will be finished.

All the engagements for the Wansington Estates will begin at the same time.

Assurances are needed that we will not be demolished so that tenants can plan for the future.

If demolition and rebuilding is necessary, where is the new infrastructure?

We may need to change the way that we look at things to include all residents and not just those on the electoral roll.

Anne Birkham

On each of the estates when decisions start, there will be an independent advisor to talk to residents about what they want.

Residents Associations would be involved in the closing of these decisions.

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John Orr asked why are we housing regeneration.

Lizzie Brown replied that the programme is looking at the state of the Council housing. It is not possible to keep repairing the houses because of the cost. The total rents that come in do not cover it.

John asked that the money side be looked at - 40 years rent - where has it gone? The houses cost £10,000 to build and are now worth £150,000. The houses have been paid for 40 or 50 times over.

Nicky Thomas - Can we have the results of the State Survey?

Ron Ellis - The information about deprived areas has been taken from the 2015 data from the Index of Multiple Deprivation - National Statistics.

David Lee - There is a web-site where you can find out which areas are deprived.

Tinker Bridge is in the top half of a living environment and are one joined with part of Netherfield.

John Orr - We are in the bottom 15% in the country regarding deprivation and these issues will always be with us and it is not just about the houses, it is the ^{quality of employment}.

Donna Bingham replied that disability & mental health sufferers are not always captured in the figures. They are valued members of the community and everybody should get round the table and should be heard.

Don Ellis - what will happen to people living in single rooms?

A If they are eligible for council re-housing, they will be.

Daniel Lee - If these tenants get thrown out, will they be able to be housed quickly?

A The council is looking at this. Your HK is also looking at it, but private tenants will not be re-housed by the council.

Don Orr Will there be an environmental impact; carbon footprints etc.

A Jazzie Brown will check this out.

Don Orr Some council tenants have upgraded their own homes - will they be compensated for this?

A This is being looked at.

Q If Council tenants are demolished, what will happen?

A They will be moved to a temporary built area first and then back to Trillick Bridge if they wish.

Private home owners with no mortgage, would be offered a new shared ownership home (worth more than their previous one) on a 70% - 30% basis.

If they needed to sell in the future, they would get 70% of the selling price and the Council would get 30%.

Don Orr Council houses have to be put into a

descent condition and the way of maintaining them will be changed.

Before regeneration started, the council houses were maintained, but the scheme seems to have fallen apart.

Don asked for a summary of the things that Lizzy would look at.

- 1) Right to buy - under 5 years.
- 2) Understanding the plan for house clearance plan?
- 3) CPO - done.
- 4) Daniels agreement for details - security.
- 5) HRA spending in future
- 6) Carbon footprint
- 7) LD Stock conditions
- 8) Air quantity.

There was much discussion about the regeneration.

There are grants available to be had.

Some of the surveys have not been done properly.

Our houses are structurally sound.

We need to watch what happens on Rother's Glade and be ready to assist where we can.

Any profits made from any re-building would go to Means?

Council are saying that we die 10 years younger and that we have high on employment. (It is at 3.8%).

We are educationally deprived.
Means data is out of date.

We are included with levy of Netherfield because of the land area.

David Lee had attended the drop in at Netherfield and he stated that regeneration is not just about property but also about people and prosperity.

Regeneration Watch

This has been set up by John Orr, so that all the 7 estates to be done can work together.

Fullers Slide have an event 24th June between 12 noon and 4 p.m.

We would need a meeting before that to sort things out.

Proposal - 1) That we put some money towards it
- £150.00

2) That we use the newsletter to publicise it.

We call a public meeting and invite the other Residents Associations to join us and go from there.
We can use the facebook and email facilities (facilities)

Savels Parish - Council - The Annual Parish Meeting is on 8th May.

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There will be a Health and Wellbeing event on 23rd May at Nelsonfield.

Homeowners should be putting an uplift clause into their selling requirements.

P.S The Council will mend Gates, Roofing and Panels. They will replace a fence but not repair an existing one.

The Meeting closed at 9 p.m.

The next meeting is on 25th May 2017.