

<p><u>Design Group meeting</u> – have been well attended and have looked at the masterplan, internal and external areas.</p> <p>MC circulated a redrafted masterplan for discussion showing a revised mix of housing for sale. They are considering replacing some of the proposed flats for sale with houses. There would be the same number of houses and flats for rent but a reduction in density overall as less units overall. There would be more parking spaces as these would stay the same even though the overall number of units had reduced.</p> <p>JF asked if this would contribute the same level of cross subsidy. MC replied that first indications are that the business plan is viable with houses for sale but that they are still working through the implications. He agreed this is the critical issue.</p> <p>JF also asked if houses would be quicker to build and would this make the programme go quicker? It wasn't possible to give a view on this today.</p> <p>This revised option will be presented at the Design Group meeting on the 16th April.</p>	
<p>4. Action points from Housing Sub Group</p> <p><u>Tenancy Agreement</u> - A further draft has been completed by AR but still doesn't reflect the preserved right to buy, rights to succession. A redrafted agreement to reflect this is to be presented to the next Steering Group meeting.</p> <p><u>Rehousing and Compensation</u> – AR took the group through an updated document on the rehousing and compensation offer. The main items noted were:</p> <p>Examples have been included to make it easier for people to work out what size property they will be entitled to.</p> <p>Information has been added on who will get priority for properties with gardens. DA commented that ground floor flats should go to people with a severe disability and the general principle was agreed that ground floor flats should be allocated on the basis of medical need. It was also agreed that families with young children should have priority to flats with gardens – general policy for the Council is children 12 or under. LB to provide other examples before age level is agreed.</p> <p>Compensation for tenants who downsize – LB advised that this is usually offered on a similar basis as offered to existing tenants. MC to consider if this would be viable.</p> <p>Removal costs – it was noted this applied to leaseholders as well as tenants</p> <p>Disconnections and reconnection - process has been simplified so that CHHA will arrange and pay for them.</p> <p>Carpets – offer has been simplified to offer carpet or vinyl tiles to new homes. Laminate flooring can also be provided it is the same cost as the carpet that would have been supplied. Samples could be made available at an open day.</p> <p>Curtains – there will be an allowance for curtains. MC to provide a suggested sum.</p> <p>Rehousing and Compensation section to be revised taking on board the further comments of this meeting and represented to the Steering Group</p> <p>LB asked if a separate Decant Agreement similar to the one for Rayners Lane is required which would not form part of the Offer document but be helpful in setting out the agreed process in detail</p>	<p>AR/MC</p> <p>LB</p> <p>MC</p> <p>MC</p> <p>AR/MC</p> <p>AP/LB</p>

5. Programme Update

AP/MC confirmed the programme is still broadly on schedule for the ballot in the summer although it is now likely the ballot will be end August/early September.

6. Any Other Business

AP agreed to provide a checklist for the next Steering Group meeting of all the action points from the meetings and if now dealt with.

PB reported that a mobile office had been put in the lay-by at the entrance to Mill Farm Close with a portaloos. Is this anything to do with the Council? Also when will the window contractor have finished using the temporary compound at the end of Mill Farm Close

AP

AP

8 Next Meeting (s)

Tuesday 5th May 6 – 7.30 pm

Venue: Pinner Hill Hall