

**Minutes of a meeting of the Kingsbridge Resident Steering  
Group held on 11<sup>th</sup> March 2020  
at the Dockland Sailing Centre at 7pm**

**Residents Present:**

Deidre Benjamin  
Pam Cole  
Jesmin Akhter  
Natalie Hajek  
David Ledbetter  
Cherie Antoinne  
Sharif Hossain  
Eliza Janiec  
Shantha Gowda  
Anna Cushen

**Others Present:**

Leigh Pattison – One Housing  
Ceire Sheehy – One Housing  
Peter Kristofferson – Kingsbridge TRA Chair  
Christine Searle – Newmill  
Mike Tyrrell – Resident's Advocate

**1 Welcome & Opening the meeting**

- 1.1 Pam Cole took the Chair.  
1.2 It was noted that the meeting was quorate.

**2 Apologies**

- 2.1 Apologies were received from:
- Danny Waites
  - Sima Rahman
  - Rob Lantsbury – Newmill
  - Cllr Peter Golds

**3 Minutes of the Kingsbridge Estate RSG Meeting held on 12<sup>th</sup> February 2020**

- 3.1 The minutes were agreed as a true and accurate record after amending the second part of 3.4 to read: "The meeting discussed some of the issues coming out of the report. A discussion took place around neighbourliness and how there was very little nuisance between neighbours on the same floor. However, it was noted that there was some noise nuisance from flats above and below".

**4 Matters Arising from the Minutes**

- 4.1 **Item 5.1 - Attendance Log** – CS explained that DW had been visited by RL and CS and DW advised that he wanted to remain on the RSG. CS also advised that she has been in contact with a possible new member from Montrose House.
- 4.2 **Item 6.1 – Starting the Conversation Questionnaires Presentation** – CS confirmed that the presentation had been emailed to the RSG members after the last meeting.
- 4.3 **Item 6.2 - Starting the Conversation Questionnaires Presentation** – CS confirmed that the separate list of one off comments had been compiled.
- 4.4 **Item 6.3 - Starting the Conversation Questionnaires Presentation** – CS confirmed that those who took part in the questionnaires had been written to thank them for taking part.
- 4.5 **Item 7.9 – Architects Brief and Appointment** – LP confirmed that the list of architects on the framework agreement had been circulated to all the members of the Resident Steering Group.
- 4.6 **Item 7.9 – Architects Brief and Appointment** – LP confirmed that the list revised Architects Brief had been circulated to all the members of the Resident Steering Group.
- 4.7 **Item 7.11 – Architects Brief and Appointment** – CS confirmed that the minutes had been checked since 2019 as requested.
- 4.8 **Item 7.11 – Architects Brief and Appointment** – It was queried as to why residents could not put forward their own architect. LP explained that this had been discussed last time. There was a framework agreement that OH are using from which the RSG will be choosing an architect. This led to a discussion following which LP agreed to provide the information on the criteria on which the architects on the framework were chosen. **LP**
- 4.9 At this point in the meeting there were some unpleasant comments and digs at those officers present and it was agreed that this should cease.
- 4.10 **Item 7.11 – Architects Brief and Appointment** – LP advised that the RSG can decide after the interview process, not to appoint the architects they have interviewed if they felt from the submissions and interviews that none were suitable.
- 4.11 **Item 7.11 – Architects Brief and Appointment** – LP agreed to send out the Stock Condition Survey to the architects. **LP**
- 4.12 **Item 7.11 – Architects Brief and Appointment** – LP agreed to send out the link for the Stock Condition Survey to the RSG as well. **LP**

4.13 **Item 7.11 – Architects Brief and Appointment** – OH were asked to ensure that each of the architects are asked questions on amount of work the team are dealing with and whether any of this is with OH. **LP**

4.13 **Legal Advice** – LP agreed to advise the RSG on the budget that has been put aside for the legal advice the RSG can request. LP set out that there would need to be information provided on the scope of work which was being requested in order to satisfy audit and financial requirements. **LP**

## **5 Attendance Log**

5.1 The attendance log was noted.

## **6 Step by Step guide**

6.1 PC explained that a step by step guide was requested at the last meeting that this was a welcome document. It was stressed that the dates were indicative and that they would change as a result of the feedback from the consultation and the Resident Steering Group.

6.2 DB requested information from One Housing on how a decision would be made on the preferred option that could be put to a vote. It was suggested that perhaps when the representatives from the other RSGs come to a meeting they can share their experience on this. MT advised that they are not at that position yet and he gave an update on where in the process the other two RSGs were.

6.3 NH asked what had happened to the translations as there was obviously one large ethnic group who could not read English. MT explained that translating the documents into Bengali was not helpful as the Bengali population spoke Sylheti which did not have a written form. CS agreed that Newmill will look at using Ikte to develop 'you tube' podcast approach for translating documents. **CS**

6.4 PK asked for OH to confirm what the turnout threshold would be for the final vote. LP explained that the GLA rules set no threshold, it is simply a decision made by a majority of those who cast their vote.

6.5 The development of the Landlord Offer was discussed and it was noted that it would come from the responses to the resident charter questions that had been put to One Housing. It was further noted that the Landlord Offer document was the key document that has to fully explain the implications to residents on what was on offer, The discussion then centred around on what had been responded to and promised by One Housing so far and the need to ensure that legal support is available to the residents on the Offer Document because of concerns about the promises reneged on during the stock transfer process. It was noted that a number of key areas had had definitive responses and this was welcomed: rent levels, right

to return, tenancy conditions, protected RTB. MT noted at this point that he wished to meet with the residents only at the end of the meeting to discuss the resident charter questions.

## **7 Design Guide**

- 7.1 As time was short, it was agreed to defer this item to the next meeting. **RL**

## **8 Draft Booklet**

- 8.1 The draft booklet detailing the results of the Starting the Conversation surveys was circulated for comment. These to be given back to One Housing by Friday 20<sup>th</sup> March 2020.
- 8.2 Owing to the poor behaviour in the discussions on this item, the meeting it was terminated by the chair at 8.35pm

## **9 Date of the Next Meeting**

- 9.1 The date of next meeting of the Resident Steering Group will be held in the small meeting room at the Docklands Sailing Centre at 7pm on Wednesday 8<sup>th</sup> April 2020.