

## KSW Resident Steering Group.

### Minutes

Meeting Date – 19<sup>th</sup> May 2022 – 6.30pm - via Zoom

Residents	Initial	Others	Initial
Marie Batchelor - Kedge	MB	Ray Coyle – Open Communities - ITA	RC
Sachna Ali - Kedge	SA	Mynul Islam - OH	MI
Leanne Ward - Kedge	LW	Soundous Serroukh - OH	SS
Lubo Kostadinova - Starboard	LK	Mike Tyrrell – Housing Advocate	MT
Trina Morgan - Kedge	TM	Sophia Checkdounf - OH	SC
Keeley Vincent - Kedge	KV		

#### 1 Welcome

1.1 RC welcomed all to the virtual meeting.

#### 2 Apologies

2.1 Leila Arefani – One Housing

#### 3 Minutes of meeting held on 7<sup>th</sup> April 2022

3.1 Minutes were accepted as a true record of the meeting

#### 4 Matters Arising

4.1 (4.6) OH to contact resident at 38 Kedge re 1-2-1 interview - **COMPLETED**

4.2 (5.1) OH to send PRP report on Nov21 design sessions to RC and MT - **COMPLETED**

4.3 (5.6) OH to feedback on moving LW to a two-bed in Kedge – **COMPLETED**

4.4 (5.9) Relevant parts of JV candidates bids to be sent to MT and RC - **COMPLETED**

4.5 (6.2) OH to send letter to all Kedge residents about throwing cat litter out the window  
- **COMPLETED**

4.6 (6.3) OH to clean up the mess caused by above – **COMPLETED**

4.7 (7.3) **MT** confirmed that parking permits are available to residents in three-bed

Properties. MT also provided a link to the new Mayor's manifesto which touches on this – **COMPLETED**

- 4.8 (7.4) **RC** to set up 'catch-up' meeting with One Housing and **MT** to discuss above issue - **COMPLETED**

## **5 Update from Housing and Qs from RSG**

5.1 **MI** updated on the staff changes and confirmed that **SC** is the new Regeneration Co-ordinator and **SS** is the Regeneration Officer. **SS** has been with One Housing for some time and will fit seamlessly into the regen work on the Island. There will also be another staff member joining the team in June, in a similar role to **SS**, as a Regeneration Officer.

5.2 **MI** updated the meeting on the procurement of the Joint Venture partner and the work that has been going on as part of that process. A number of meetings have taken place as well as discussions on the legal, financial and quality aspects of the two candidates' bids. It is expected the preferred candidate will be announced in July. **RC** acknowledged the part played by **LW** and **MB** in setting and asking questions at the candidates interviews.

5.3 **LK** asked how the JV partner will be chosen – will it be based on budget or quality. **MI** said that the candidates are scored across a number of elements including commercial, quality and legal. **MI** added that he would get back to **LK** with how the percentage scores are split.

**ACTION – MI to contact LK with the scoring percentages**

5.4 **LK** asked why the valuations are being done now when some flats will not be demolished for 3-4 years. A general discussion took place about the timing of the valuations and it was agreed that **RC** and **MT** would pick this up at a meeting with One Housing on Friday 27<sup>th</sup> May. **MI** said that leaseholders in Kedge and Winch will need a valuation sooner than those in Starboard.

**ACTION Arrange meeting with One Housing to discuss**

- 5.5 **MT** said that those leaseholders who will be moving away relatively quickly will want valuations now and that **LK** can have an valuation now with no need to challenge it as he will be entitled to another valuation 2/3 years down the line. **MI** to check on how long valuations last before another one is required. **LK** said he would prefer to wait for the valuation until closer to any move.

**ACTION – MI to check on the time a valuation stands – before another one is required**

- 5.3 **MI** said that one more household will be decanting out of Kedge House this week. There is still one completed decant in Winch house and more residents are now actively seeking out properties via the council's web site.
- 5.4 **MI** said that a company called DEX Property Management will be providing the 'Guardian' service, where people move into empty properties on a temporary basis and effectively look after them until they are ready for demolition. Any empty properties will be handed over to DEX to maintain.
- 5.5 **LW** asked why a flat in Kedge House is showing on the bidding site if DEX are moving people in and managing them. **MI** said he would contact the relevant team at the council and let them know that empty properties on the estate should not be relet via the council web site in the event of regeneration.
- 5.6 **LW** asked if properties were being let conventionally, up to the point of planning application. **MI** said this was normally the case but because of the structural issues with Kedge and the regeneration of the other blocks, this will not be the case. **MT** said this was probably a case of two systems working in partnership and automatically recognising an empty property and showing it as available on the bidding site.
- 5.7 **MI** said that a valuer is now in place to arrange discussions with leaseholders about the value of their properties. These sessions are due to take place over two Saturday's in June and the Valuer will be writing to leaseholders to arrange meetings. **RC** asked

when these letters will go out. **MI** said that the One Housing team will initially contact leaseholders and ask if they are happy with their contact details being given to the Valuer. **RC** asked about the situation with non-resident leaseholders. **MI** said that the approach will be the same for resident and non-resident leaseholders.

5.9 **MI** then updated on decants saying that more people are actively looking for properties on the bidding site. **RC** highlighted the need for consultation events to pick up again, once the selection of the JV partner has been completed in July. **MI** agreed and said that these sessions will begin shortly after the JV is in place. He added that he would like to see a fun-day take place on the estate over the summer.

5.10 **MT** asked **MI** if there was a permanent Lettings Manager in place and if so, are they attending the Common Housing Register Forum meetings at the council. And is there any work being done on reciprocal arrangements with other boroughs/housing associations – to help speed up the decant process. **MI** said that for out of borough moves, they are contacting the boroughs directly to try to work out arrangements. He added that this was not working well but that a new manager is in place – in charge of lettings – and this might help speed up the process.

**ACTION – MI to feedback on discussions with the new Lettings Manager.**

5.11 **MT** then asked what progress is being made on discussions with Riverside and getting access to their stock to speed up the decant process. **MI** said that Paul Handley from One Housing is having higher level discussions with Riverside managers to try and push this forward. **MI** added that the merging of the voids and housing teams at Riverside and One Housing is taking longer than expected.

5.12 **MI** added that currently One Housing has one lettings team while Riverside have smaller more local voids teams and that One Housing has asked for a list of all the void managers across their stock. **MT** said that the One Housing team should contact the Riverside lettings managers in the South East as a priority.

**ACTION – MI to feedback on progress with Riverside lettings managers**

5.13 **RC** said he is working on another regeneration project – for Riverside – and he will discuss making their void properties more accessible to tenants in areas they would like to move to. **MI** said that the One Housing and Riverside Development departments are now working in the same office – so this should improve things.

**ACTION – RC to contact Riverside re decant properties**

5.14 **MT** asked if, when **LW** moves to a two bed in Kedge House, her current flat could be used to move someone from Winch House into. **MI** said that ‘guardians’ will move in to Kedge as it will be easier to get possession of the property from them. **MT** said that the best use of Kedge House empty properties would be to move the Winch House residents in to them as temp moves whilst their new homes are being built.

5.15 **LW** said that she might not be able to move into a two-bed in Kedge House until Winch House comes down and there is no adverse effect on the structure of Kedge House from this. **MI** said that this is the reason why Winch House residents will not be moved into Kedge House.

5.16 **TM** asked about the empty flat on the 4<sup>th</sup> floor of Kedge House which is showing on the bidding site. **MI** said that this is a mistake and that any empty flats in Kedge/Winch/Starboard should not be showing on the site and that he would contact the council to put things right.

**ACTION – MI to contact the council about void flats being advertised as available**

5.17 **TM** asked what happens when a tenant bids for a flat on the bidding site. **MI** said that flats that are showing as not yet vacant can be withdrawn from the site if the tenant withdraws their ‘Notice to Quit’ and decide to stay in the flat. **TM** said this sounds like a waste of time for the bidders.

5.18 **MT** added that landlords like to get tenants into empty homes ASAP. So when a tenant gives notice they are leaving, the landlord will advertise it right away so as not to lose rental income. However if the original tenant changes their minds and decides to stay, this can be frustrating for the bidding tenant.

5.19 **MT** added that councils and housing associations are monitored on rental loss – or the length of time flats lie empty – so they err on the side of caution and advertise them anyway.

## **6 Any Other Business with OH present**

6.1 None

## **7 Any Other Business without OH present**

7.1 **SA** added that she has been on the bidding site and it looks like it is not as straightforward as she first thought, given 5.18 above. **SA** added that she has been number 11 or 12 for a property and that this could be a situation that goes on for a long time and this could result in tenants being forced to move into flats/areas they don't like. **SA** added that she wants to move near to either Cross harbour or South quay stations but there is only a couple of flats which ticks these boxes on the bidding site and she is not showing as a top priority for them.

7.2 **RC** said that tenants will not be moved in to flats against their will and that it is in ONE Housing's interest to move tenants as quickly as possible. He added that the key is to keep going on to the bidding site on a weekly basis as there will be opportunities which come up.

7.3 **MT** added that tenants effectively have a 'golden ticket' at the moment, in terms of getting the move they want, and they won't have this priority status again. So tenants must bid to ensure they get what they are looking for. **MT** added that being number 11/12 on the list is not at the bottom as there are hundreds on the list. But tenants should not get disheartened and they should not compromise on what they accept. **TM** added that a friend of hers was number 17 on the priority list and that she was successful in getting the property.

7.4 **MT** added that applicants who are higher up the list can and be by passed if they are in rent arrears or have stated specific needs in terms of health issue and so may not

be suitable for that particular property. This can effectively push other applicants further up the list.

- 7.5 **TM** asked why she is able to bid on one and two-bed flats when she needs a two. **MT** said that you can bid for a flat with one bedroom less than is required and that some applicants are prepared to compromise on this in order to get a move.

**8 Date of next meeting**

Thursday 9<sup>th</sup> June 2022 at 6.30 via zoom.

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