

**KSW Resident Steering Group.****Minutes****Meeting Date – 20<sup>th</sup> April 2023 – 6.00pm – Barkantine Hall and via zoom**

<b>Residents</b>	<b>Initial</b>	<b>Others</b>	<b>Initial</b>
Lubo Kostadinova - Starboard	LK	Ray Coyle – Open Communities - ITA	RC
Marie Batchelor - Kedge	MB	Mike Tyrrell – Residents Advocate	MT
Leanne Ward - Kedge	LW	Sophia Chekdouf - OH	SC
Theresa Rowlands - Kedge	TR	Leila Arefani - OH	LA
Amanda Chang - Starboard	AC	Mynul Islam – OH	MI
Trina Morgan - Kedge	TM	Shaun Simpson - OH	SSi
Keeley Vincent - Kedge	KV	Marcus Bate - MA	MB
Tony Rae - Kedge	TR	Tommy Lane - MA	TL
Roy Williams - Kedge	RW	Margaret Amadi - MA	MA

**1 Welcome**

- 1.1 RC welcomed all to the meeting.  
M? introduced herself as a new member of the Mount Anvil team

**2 Apologies**

- 2.1 Gemma Finch

**3 Minutes of meeting held on 2<sup>nd</sup> March 2023**

- 3.1 Minutes were accepted as a true record of the meeting.

**4 A word from the Chair**

- 4.1 MB read out a statement saying that she will be stepping back from the role of Chair. MB will be moving away from the estate very soon and she thanked all for their support since becoming chairperson. MB has always had the tenants concerns at heart and has spoken up on behalf of all residents. She put forward the name of LW as the new Chair and LW accepted the opportunity.
- 4.2 MB then gave some background to her decision. She had a cancer scare last year and this caused her to evaluate her situation and take stock. Thankfully all is well now and Marie and Zak have decided to move out of London and live by the seaside.

**5 Matters Arising**

- 5.1 Ongoing  
Idea of a pool of properties across the G15 providers to focus on helping decant tenants on regeneration estates. The CEO of OHG has passed this on to the Director for regeneration to progress. **ONGOING**
- 5.2 (5.8) Tenants asked about the new monthly drop-in sessions by the new Tenancy and Leasehold Manager at the Old Surgery - and whether these could also be held in 4 Winch House. LA said that the person has now moved on from One Housing and that the regen team are keeping in touch with the relevant people at OHG re appointing

her successor and they will promote surgeries being held at 4 Winch House in addition to the ones at the Old Surgery.

**ACTION**

**OHG to update on the appointment of a new Tenancy and Leasehold Manager**

- 5.3 Re letter sent to ACs mum re housing need on decanting. This has been addressed by OHG. **COMPLETED**

**6 Update from Mount Anvil and questions from the RSG**

- 6.1 TL handed out some graphics showing an outline of recent activity, what is to come over the coming months as well as feedback on the recent site visits to projects where Mount Anvil have been involved – one to the Silk District in Whitechapel and one to Friary Park in Acton.
- 6.2 Mount Anvil are working with the architects (PRP), looking at the 1<sup>st</sup> phase of the design process. Changes to building regulations have forced some changes on what was shown before, especially to allow the incorporation of a second fire escape staircase following updated design guidance from the Mayor of London. MT added that the GLA will not provide funding to One Hosing if there is not to staircases in the block
- 6.3 TL said that in the context of the graphics provided at this meeting, 2 blocks would need to have two staircases. The initial meeting with planning officers at the council was positive in terms of timescales re submitting planning application by the target date at the end of this year.
- 6.4 The issues around the 2<sup>nd</sup> staircase as well as increased build costs have caused a delay to the timeframes given earlier. Consultation on design should have started in March this year but will now kick off in June. This should produce an option which works for all and delivers on the promises made to residents in the Landlord Offer.
- 6.5 This will be followed by more formal meetings with the council as well as the GLA on the proposals in July, with further meeting with planners after working on and reviewing the proposals after resident comments and feedback. MT asked if what is presented in June will be the 2 phase approach rather than the original 3 phase approach. TL said it is the 2 phased approach moving forward, with the first block sitting where Winch House currently is and the remaining residents of Kedge House and Starboard Way moving in to the new block.
- 6.6 A general discussion then took place about the positioning of the new blocks as presented on Mount Anvil's handout in relation to where the existing blocks are. TR wanted clarification on where the 20 storey block was situated. LA said this was where the car park is currently. TL said that these plans are very much a work-in-progress and no-one outside of the meeting had viewed them yet.

- 6.7 RC asked if TL could provide the current plans with some more clarity on where the currently proposed new block are in relation to the current blocks. TL said he would provide this and RC said he would email this out to all RSG members.
- 6.8 MA then gave some general feedback on the two sites visits mentioned earlier. LW said she wasn't impressed with the one bed property on the Silk District visit to Whitechapel. It was small with very little storage space and the kitchen was awkwardly position in the open plan setting where you walked in the front door and the kitchen was right there – with the kitchen sink opposite the front door.
- 6.9 MB said that this is the kind of feedback Mount Anvil was looking for as they can design layouts around whether tenants would prefer to walk into a corridor or directly into a front room etc. Positive and negative feedback are equally important to Mount Anvil in delivering the design. RC said this highlights the importance of effective communication with residents at the design stage so that their preferences are met.
- 6.10 MA said that, at the Friary Park visit, tenant were shown tenancy properties rather than leasehold. Different types of properties were visited and they showed what the properties could look like when furnished. Feedback on the properties was varied. Some thought they were small, particularly the one-bed flats where the front door opened into the front room.
- 6.11 MA added that general feedback on design is that people like different things in their flats and that this should feedback into the workshop which Mount Anvil will host to ensure they are providing what residents want. RC pointed out that the turnout for the Whitechapel visit was not great (4 residents). M? said the turnout for the Friary Park visit was eight residents.
- 6.12 MT asked if planning permission was given to the Whitechapel flats before the 2019 changes to planning guidance, and what would be the difference in space standards if this was the case. TL said that the London Housing design guidelines have not changed. MT said that the one bed flats on KSW are much more generous compared to the 2019 changes.
- 6.13 MB said that the Whitechapel site was pre 2019 while the Acton one was post 2019 but he is unsure of how the sizes of the flats compare to one another but will look at this and feed back

#### **ACTION**

##### **MOUNT ANVIL TO CLARIFY DIFFERENCES IN ROOM SIZES OF THE FLATS ON BOTH SITES**

- 6.14 MT added that on the visit to New Union Wharf the 3 and 4 bed properties were big but not as big as they should be following the 2019 changes to planning requirements for larger property sizes..
- 6.15 LK raised his concerns about the changes to the original drawings and plans and asked how often these changes were going to happen. He also asked about the timeframe and how this is being affected. He then said that what people voted on in the ballot

is much different to what is now being presented. LA said that in the Landlord Offer, which resident voted on, it clearly states that designs were an indication of what residents could expect in terms of block layout and number of homes. The ballot was about the broad principle of regeneration and it is common for detail to change from initial, indicative options to more detailed information as the project progresses, however the promises to residents still stand .

- 6.16 RC asked if moving from a 3 phase programme to a 2 phase one would affect the timings of the project as they stand. MT said the last update on projected completion on site was 2029, the planning application outcome in the summer of 2024, start on site summer 2025 and completion on-site 2029, does this still stand?.
- 6.17 TL said that phase (the completion of the first block would start in 2025 and complete in 2027 with completion of phase 2 in 2029. MT then clarified that the block closest to Tiller Rd and the block on the current Starboard site have been reduced in height while the block closest to the heating system has increased. What is the thinking behind blocks this as MT thinks this is a positive. TL said that the thinking is that the two 6-storey blocks will not trigger the need for the double staircases.
- 6.18 TL added that the higher block requiring two staircases will lose floorspace for flats – hence going higher with the block to regain this living floorspace. MB said that, typically, you lose one double bedroom per floor if there is a double staircase in the block. So, losing a room on 10 floors could amount to the loss of 3/4/5 homes overall. The only way to replace this lost living space is to go higher.
- 6.19 MB added that there is an argument for having the six storey block in Tiller Rd as it is a relatively small road and having the higher block set back closer to West Ferry Print Works. MT asked if the number of homes was still at 322. TM said the figure was 270 but LA and RC said that the number had increased since the initial figures were used.
- 6.20 RC asked about the block with different heights – 6/7/8 storeys and how the twin staircases are used. TL said that if the block is over a certain height, two staircases would be required. TL said the layout of these blocks will provide more terraces – which is a good thing.
- 6.21 RW asked when the workshops will start so that tenants can be sure they are feeding in to it. Mount Anvil said they will start in June although they do not have a definite date yet. LA said that there will be lots of publicity going out to ensure resident have the information and time to plan ahead.

## **7 Update from OHG and questions from the RSG**

- 7.1 LA said that there was now a total of 13 empty flats, seven in Winch and six in Kedge. LW asked why guardians are not being put in to the Kedge empty properties – there is only one guardian. LA said that it takes time to make flats ready and habitable. Once this is done they are then handed over to the guardian company and they also

take time to choose guardians. LA added that the intention is to have guardians in all empty flats

- 7.2 TM asked why SS didn't respond to her email about the Home Connections link to search for homes outside London. SS said she didn't receive the email and will check on it tomorrow. TM said there was no need to check – all she wanted to know was how often the information was updated as there are never any properties on the site. SS said it is much the same as the Home Seekers web site – there can be a few and often there are none.

**8 Any Other Business with OHG present**

- 8.1 TR asked about her daughter's situation as she has asked to view a property but that she is showing as number 9 on the list while LW is showing as number 1 for the same block and she has heard nothing. MI said that it could be the property type – whether it's a 1 or 2 bed etc.
- 8.2 MI said that he's sure that LW will hear soon about her bids and that the council has said they will not be ready to let until May in any case. MT asked how many adult children have moved. MI said that there are 4 or five – but will confirm exact numbers for the next meeting

**ACTION**

**MI TO FEED BACK ON THE NUMBER OF ADULT CHILDREN WHO HAVE MOVED**

**9 Any Other Business without OHG present**

- 9.1 AC said that when she was bidding to move out of Bellamy/Byng she was not in position 1 and she waited a long time but was offered it. At this point the WIFI connection failed and the meeting lost connection with the residents who attended virtually.

**10 Date of next meeting**

- 10.1 TBC