

**KSW Steering Group Meeting  
Thursday, 3 August 2023  
Barkantine Community Hall, The Quarterdeck, E14.**

**Attendance**

**Residents:**

Leanne Ward [LW] – Kedge  
Gemma Finch [GF] - Kedge  
Trina Morgan [TM] – Kedge  
Theresa Rowlands [TR] – Kedge  
Lubo Kostadinova [LK] – Starboard  
Sachna Ali [SA] – Winch

**Others:**

Leila Arefani – One Housing,  
Regeneration Manager [LA]  
Margaret Amadi – Mount Anvil [MA]  
Murselin Islam - ITLA, Open  
Communities [MI]  
Stephen Moore – Minute-taker, Open  
Communities [SM]

**1. Welcome and introductions**

1.1. MI took the Chair and invited all participants to introduce themselves.

**2. Apologies**

2.1. Apologies were received from Tommy Lane, Marcus Bate, Mike Tyrrell, Soundous Serroukh, Mynul Islam and Ray Coyle.

**3. Minutes of the last meeting of 6<sup>th</sup> July 2023**

3.1. There is a typo in the attendees list – it should be Stephen Ward, not Stephen Morgan. **DONE**

3.2. The minutes were accepted as a true and accurate record of the meeting.

**4. Matters arising**

4.1 Re: 5.10 > LA to investigate guardians moving into flats.

LA said they told the guardian company about reports of too much noise moving into the properties, especially at night time. They apologised and said they would speak to the guardians directly. **COMPLETED**

4.2 Re: 5.11 > LA said it is being written and they have asked many times when it will go to the directors' meeting for a final decision. The Deputy Mayor has also made a members enquiry relating to repairs and maintenance issues. The recommended option is likely to be that residents will remain in the block, but increase the bidding priority to 1A so residents are not forced out and have to stay in a hotel, but can instead stay in their home and make their own decisions. OHG thinks increasing the priority is the best option. TM said it should take days to do the report, not months. LA? will let the RSG know as soon as she is told that the report is ready. **ONGOING**

4.3 Re: 5.12 > OH to report back on whether social tenants who want to give up their social housing tenancy and buy a property on the open market are eligible for a home loss payment. Leila has discussed the idea with Paul Handley and OHG are open to that idea in principle but are conscious of being seen to be buying anyone out of their tenancy and want to ensure tenants are making a fully informed decision. OHGs first thought are that it needs to be done on a case-by-case basis. **COMPLETED**

- 4.4 TM said this is her situation and that they were going to live in the property while they looked for somewhere to buy. LA said OHG will check with other housing associations to see if they have any existing documentation covering this situation. **ONGOING**
- 4.5 Re: 5.13 > OH to get back to KV on maximum amount that can be paid for carpets in her decant home, and how it is paid. LA confirmed that a compensation payment has been agreed with the tenant today. In response to a question from GF, LA said that if a tenant moves into a decant property with poor quality flooring, they should raise it with the Regeneration Team who, on a case-by-case basis, can either arrange and pay for new flooring to be installed or tenants can get a quote for their own installation and if agreed in advance OH will reimburse the cost. **COMPLETED**
- 4.6 Re: 5.14 > OH to get back to LW on the costings provided by LW for a new fridge/freezer. MI said that this will be dealt with when the tenant moves. **ONGOING**
- 4.7 Re: 5.15 > OH to find out from the council about nomination rights for the new Riverside developments in Plaistow, Bromley. LA said Mynul Islam was looking into that and she is awaiting an update – she will bring the answer to the next meeting. **ONGOING**
- 4.8 Re: 6.2 > OH to contact parking company CPM as people from off the estate (in the wider Barkantine estate) have been parking on-site. Nine people have a parking bay but live off-site. OHG will be liaising with them re moving elsewhere. From now on, only those with existing permits will be able to get renewals. People from off-site will be gradually moved elsewhere. Anyone on the waiting list already, who doesn't currently have a bay, will be allocated a space on the wider Barkantine estate. **COMPLETED**
- 4.9 LW asked whether it was possible to keep renewing her permit if she moved off the estate into a decant property. LA said OH has asked people from the start to ensure there is parking at the decant property if that is important to them. They can't keep their car on the estate during the works as the land is needed for works materials storage, site office etc. **COMPLETED**

## 5. Update from Mount Anvil and OHG and questions from RSG

- 5.1. MA said the feedback from the recent estate events was interesting, and shared a report previously circulated to RSG members. 79% of the turnout was residents of Kedge House, with only one or two respondents from Starboard/Winch. LW said Starboard has a lot of leasehold flats with private renters living there. LA said that it is possible that some of the residents who have moved away are now feeling they may decide to stay in their decant home permanently and therefore are not as engaged in the consultation process as they were previously.
- 5.2. LA said most of the people who have decanted off the estate are still within the timeframe to tell OH of their decision on whether their move is temporary or permanent.

- 5.3. MA asked whether Mount Anvil would have to take into account feedback on this from residents from all three blocks if it comes at a later date, and alter their plans? LA said OHG carried out 1-2-1s on this prior to the ballot and got to 75% response rate. LA confirmed that OHG knows who the private tenants are. LW suggested offering a token at events, which can be exchanged for an ice cream/pizza.
- 5.4. MI asked if OHG had feedback from Starboard Way. LA said everything was recorded and put into the feedback report – and that interest will pick up again once we get into the detail of the new homes.
- 5.5. TM said a lot of residents still think that nothing will happen for years. LK said the Landlord Offer was one thing, but now there are about 25% more homes being proposed. LA said the reason for the increase in homes is that real-cost inflation has gone up substantially since the Landlord Offer and new regulations about extra fire escape routes via lifts and staircases have to be incorporated into the taller buildings which has additional cost and takes up floorspace previously allocated to flats. OHG now needs to build more homes in order to make the development financially viable. LK said many things have changed since voting in the ballot.
- 5.6. LA said OHG has had catch-up meetings with the GLA and Tower Hamlets Council over the last two weeks and while they generally support the regeneration they have reservations about the height of the tallest block being in this area. Also, a lot of the ground floors are taken up by cycle storage/refuse stores etc and there weren't many front doors facing on to Tiller Road to create an active street which helps to reduce crime and anti-social behaviour. They asked if we could look at increasing the number of front doors onto Tiller Road.
- 5.7. MA said feedback on internal layouts was that the majority were either satisfied or very satisfied. Among additional comments were support for a separate kitchen/living area, which was almost unanimous and may require revised plans from Mount Anvil. MA added that people are concerned about accessing their kitchens (e.g. from an adjoining room or a corridor) and that this will need further discussion at a later stage.
- 5.10 Other key things were parking and restricting access for non-residents. If the development is gated with fob entry, gate breakdowns would need to be fixed in a timely manner. LK said these kinds of gates do enable emergency access when they are broken.
- 5.11 LK said does not like timber cladding and that the best material, which is resistant to the weather, is large pre-cast panels that are made to look like solid brick walls. LK said the balconies should not have decking unless it's made of composite, which is long-lasting. MA invited LK to provide feedback through MI.  
**ACTION: OHG to provide feedback leaflet to LK.**
- 5.12 TR said locating the utility cupboard by the front door is also a bad idea because if there is a fire, it would block the exit. LA said the utility cupboard doors

are fire doors. LA and MI said these details will be helpful in the detailed design discussions. MA said most people wanted some outside space.

- 5.13 LK said the Landlord Offer said residents could move to another block on the estate – can they move to Block C? LA said block C is a 100% private sale block. LK said the Landlord Offer did not include any 100% private sale blocks.

**ACTION: OHG to check this.**

- 5.14 LK said the draft brochure is full of errors and should have been checked before circulating to others. LA said that this is a draft version as OHG wanted to share it with the RSG before the event so the RSG could give its approval or pick up on any issues. The final version which was shown at the event did not have the errors.

- 5.15 LK asked about the potential for increased development of the Printworks site. LA said they still have their existing planning permission.

- 5.16 LK complained about the standard of the internal cleaning at Starboard. TM said there was a stain in the stairwell in Kedge.

**ACTION: OHG to investigate**

- 5.17 LK asked if the new council tax band will be higher, and if new service charges will also be higher because of rising costs. He said that on most estates the service charge is £5k per year but here it is already £9k. LA said that the Landlord Offer states service charges be higher than currently. OHG will work with residents to try to keep the costs as low as possible.

- 5.18 The taller blocks are the private sale blocks, and so this will not affect the service charges paid by social tenants. MA said build cost inflation has gone up and a lot of developers have gone bust. Mount Anvil is trying its best to minimise the impact of service charges. MA suggested a working group be established to discuss service charges in a dedicated forum.

- 5.19 LW said residents knew service charges would go up as they are getting a new home with the likelihood of increased services. SA said some residents are just a pay check away from homelessness. LW said residents have got to expect a rise, but it's impossible to say what service charges will be in seven years' time.

- 5.20 SA said that we want to make sure that any rise in costs are reasonable and will not make residents homeless because they cannot afford to pay. LW said that when residents voted on the Landlord Offer the country wasn't in the state it's in now.

- 5.21 LA outlined the importance of keeping an eye on potential service charges when discussing the detailed design of the development. LA said they will, for example, be talking to residents about the kind of concierge service they want. It's

not in her remit to try to change the existing levels of service, but she will pass on residents' comments.

5.22 LK asked whether solar panels or gardens were part of the plans for the roofs. LA said building regulations set out what is necessary. In the current designs some of the lower floors could have private gardens and there is the potential for a community space on the first floor of one block.

5.23 LK asked if the estate will still be connected to the district heating system. LA said the 20-year contract with EDF for subsidised power ends in 2025. It was agreed between EDF and LBTH and nothing to do with OHG.

5.24 LK said EDF currently provides hot water, which is a huge benefit. Will the new scheme only provide electrical heat and no hot water? LA said that in the next few years some of the machinery in the facility will need replacing. EDF will need to decide whether they replace/upgrade it.

5.25 LK said he would like to see plans for a communal hot water and heating system included – with an electric-only arrangement you lose the ability to have constant hot water on demand. LA said there will be elements that are beyond OH's control but that the use of gas in residential properties is being phased out in future. Overall, the decision about the heating and hot water provision for the new blocks has not yet been made and will be discussed in future consultation once we get to that stage.

5.26 MA said there was some discussion at the two events about gardens and will those currently with gardens be offered one in the new development. LA noted that the landlord offer commits to re-providing gardens for those who currently have one, however space is limited in the new estate. On paper, currently we have to re-provide around 15 gardens but we know that some residents are moving away for good and some cannot manage a large garden so will take a smaller space. It is unlikely there will be any 'spare' gardens left for other residents but we won't know for sure until later in the design process.

5.27 LK asked if Mount Anvil is still comfortable going ahead with the project given the current rise in interest rates. MA said Mount Anvil is really on the mark when it comes to viability. When there is an increase in interest rates, their team will go back to the drawing board to ensure they can still deliver on projects.

5.28 TM and TR left the meeting.

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

6.1 SA asked how many residents there are currently on the estate, and how many does OH anticipate will stay there.

**ACTION**  
**OHG to feed back.**

6.2 LK said that in the resident engagement document, OHG and Mount Anvil claim to 'work closely' with the local authority and politicians. Where he comes from, that's called corruption. LA said that the meaning was that OHG and Mount Anvil have regular formal meetings with council officers, planners, councillors, the Mayor and City Hall to keep them up to date with the regeneration consultation and design work but these are all part of the formal processes that are required of everybody, to keep them up to date.

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

7.1. No matters were raised.

**8. Date of next meeting**

8.1. The next meeting will take place in the same venue on Thursday, 7<sup>th</sup> September at 6pm.