

**KSW Resident Steering Group.
Minutes
Meeting Date – 1st June 2023 – 6.00pm – Via zoom**

Residents	Initial	Others	Initial
Lubo Kostadinova – Starboard	LK	Soundous Serroukh	SS
Marie Batchelor – Kedge	MB	Ray Coyle – Open Communities - ITA	RC
Leanne Ward – Kedge	LW	Murselin Islam – Open Communities	MIs
Trina Morgan – Kedge	TM	Leila Arefani – OH	LA
Keeley Vincent – Kedge	KV	Mynul Islam – OH	MI
Roy Williams – Kedge	RW		
Amanda Chang	AC		

1 Welcome

- 1.1 RC welcomed all to the meeting.

2 Apologies

- 2.1 Gemma Finch

3 Minutes of the last meeting

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

4 Matters Arising

- 4.1 (5.2) LA informed the appointment of the new Tenancy and Leasehold Manager is still in progress and may take another couple of weeks.
- 4.2 (6.13) Clarification of differences in room sizes of the flats (one-bedroom flats) on both Whitechapel and Ealing sites. LA said the flats were 50sqm (Planning permission 2020 and under the Space Standards 2016) and 51sqm (Planning Permission 2021 and under the London Standards 2021) each respectively. What was different is the layout of the flats. Going forward, it is important to work closely with residents to ensure the layout reflects the residents' references.
- 4.3 (8.2) Housing move for adult children. MI said five adult children from four different households have moved and one is waiting for their property to be ready.

5. Update from OHG

- 5.1 Voids and Decants - SS said there are a total of 13 empty flats, seven in Winch and six in Kedge.
- 5.2 KV said she has visited and accepted a property today and will be moving soon.
- 5.3 Residents Engagement - LA said as part of the ongoing residents consultation there will be consultation events on-site on 13th and 15th July. The events will be promoted with posters, leaflets etc and both Mount Anvil and PRP will attend.

- 5.4 OHG is organising planning pre-application meetings with LBTH to ensure that plans/designs/standards meets the council's policies and standards. There is no set date for these meetings, but the aim is to have the first meeting by July. It will be helpful to move forward with specific targets once residents feedback and LBTH's feedback are received.
- 5.5 LA said the consultation events displays/boards will be discussed at the next RSG meeting on 6th July, before the consultation events to ensure they provide information that residents want/need.
- 5.6 LA added as part of securing planning permission, developers and involved parties needs to show the impact of the project on environment/wild life/biodiversity. Mount Anvil works with Kew Gardens to measure impact on the nature/environment before and after project. Residents should not be surprised if they see anyone walking around the estate carrying out such survey in the near future.
- 5.7 The report on leaks in Kedge House is being delayed due to changes taking place at managerial level in the Maintenance Service. LA is still pursuing the team for the report. The delay is not related to the takeover by Riverside.

6 Any Other Business with OHG present.

- 6.1 MB said her solicitor notified her about possible completion on Friday 9th June. If that happens then she will move out based on how much time she gets from OHG.
- 6.2 RW wanted to know what happens when someone refuses all three re-housing offers. MI said usually the borough demotes the status/banding from current position. Sometimes it is possible to discuss the refusal reasons with the borough if there is a legitimate reason, but it is advisable not to waste all three offers. Demotion in bidding will lower the position in the waiting list.
- 6.3 TM wanted an update on waiting time for the adult children application. MI said it is completely managed by LBTH and currently there is a backlog of six months. It will take a while to get the bidding number and once that is done OHG can speak to LBTH to have priority status. If someone decides to bid individually, then the current household application needs to be updated as well and that may affect the size of the property required.
- 6.4 LK said there is a pothole near the entrance gate which is getting bigger and deeper, and it is not only damaging vehicles but also prams, bicycles as well and is a danger for trip over.

ACTION - OHG to address the issue.

- 6.5 LW said she has bid for a property on Mellish Street and viewing should take place once the flats are completed. But the site looks abandoned and they are not responding to any contact.

ACTION – MI to follow-up.

6.6 TM reported the overgrown grass area which need urgent attention.

ACTION - OHG to follow up and arrange.

6.7 LW said the cleaners have not been onsite for last two weeks. Residents are unhappy about the estate/block management.

ACTION - OHG to investigate.

6.8 TM said the dog waste bin was supposed to be relocated and all dog waste bags were to be removed from the site but nothing has been done.

ACTION - OHG to follow up

6.9 RC reminded that KV will need to start the process of claiming Home Loss and Disturbance payments and other associated tasks.

7 Any Other Business without OHG present

7.1 MB wanted to know whether she will get boxes for packing as part of the support to move out. RC confirmed this. AC said that as part of the process there should be someone from OHG coming in to do an assessment of moving requirements. LK added any other expenses related to the move will require a receipt to claim back cost and is better to clarify the matter with OHG in advance.

7.2 RW said it is very limited with only three bidding opportunities and sometimes there is no property photo and that can force people to accept offers blind. RC said that no one should feel pressurised to accept offers and that the system is managed by LBTH and OHG do not have much say in the process. RC advised RW not to refuse a third offer without speaking to him or MI as this will be the last chance before it could impact on priority ranking.

7.3 TM asked what happens if someone refuse all three offers. RC informed in such cases OHG will choose on behalf of the tenant. If Winch House decanted completely to demolish and rebuild and once done then if someone is still in Kedge or Starboard by that time then they probably can move to the new block as part of decanting option, but this is just a scenario. Pilling works may put challenge to the safety of Kedge House.

7.4 LW said she just received an email from Tower Hamlets Homes HH saying the developer of Mellish St scheme has gone into administration, meaning all moves are on hold. LW said she would contact MI to investigate

ACTION - LW to email MI and MI to follow up.

8. Date of next meeting – 6th July 6pm