

KSW Resident Steering Group.
Minutes
Meeting Date – 4th Jan 2024 – 6.00pm – 4 Winch House & zoom

Residents	Initial	Others	Initial
Sachna Ali -Winch	SA	Soundous Serroukh - OH	SS
Amanda Chang	AC	Mynul Islam – OH	MIs
Leanne Ward – Kedge	LW	Ray Coyle – OC - ITA	RC
		Murselin Islam OC – ITA	MI
		Leila Arefani - OH	LA
		Mike Tyrrell – Residents’ Advocate	MT

1 Welcome

1.1 RC welcomed all to the meeting. The meeting was not quorate as it requires four residents in attendance, from at least 2 blocks. The meeting decided to proceed as there was no decision to make and it was more about update information

2 Apologies - None

3 Minutes of the last meeting – Nov 23

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

4 Matters Arising

4.1 (6.1) Balcony safety issue for TM- discussed as part of OHG update below.

4.2 (6.3) 4 Winch House as a venue for monthly project meeting. **Completed.**

4.3 (7.1) Gemma Finch waiting on information about rent differences for new home owned by OHG – discussed as part of OHG update below.

5. OHG Update

5.1 LA said the project review has been completed and OHG/Riverside is happy to proceed with Tiller Road project. Mount Anvil will be back on board at full capacity from April. The review has delayed progress by two months which will have a small impact on the time line of the project. It is expected that the design consultation will re-start from April 2024.

5.2 The aim for planning submission is still at the end of 2024 or start of 2025. This largely depends on how the consultation progresses, feedback from council, feedback from residents etc. A site visit has been arranged for residents to Eden Dock Scheme (developed by Mount Anvil) which has social housing units. It is planned for Thursday 11th but a request was made to make it Saturday 13th to give residents a better chance of attending.

ACTION - LA will discuss with Mount Anvil and report back.

- 5.3 The formal request to LBTH for moving Kedge House residents on to Band 1A will be made in January 2024. Current Kedge House conditions are part of the report that LBTH will look at before making a decision.
- 5.4 RC asked what the likely timeframe would be to have decision on planning by LBTH if the application gets submitted around early 2025. LA said normally it would take 12 weeks to respond but currently its taking six months or more as there is a backlog of applications.
- 5.5 MI asked if the project is delayed further, will decanted residents have more than 6 months to make their decision on whether to return to the new development. LA said it will be more on a case-by-case basis with six-month target (for families and those with gardens) due to the implication on design and in some cases the cost to OHG (paying rent differences).
- 5.6 There are 22 void properties on the estate - 7 at Winch House, 14 at Kedge House and 1 at Starboard Way. A total of 9 additional family members have moved as adult/children. There are a total of 15 Guardians in place, 5 in Winch and 10 in Kedge. There are some empty properties which are uninhabitable due to leaks and repair issues.
- 5.7 Resident at 5 Winch House – OHG have not been officially informed of the situation by the authorities and will follow up with confirmation when they have it.
- 5.8 LA said TM’s complaint about the balcony safety has been dealt with and there are further surveyor’s visits booked to look into painting/flooring issues which should be this week.
- 5.9 RC requested a copy of the December 2023 Newsletter, OHG to provide
- 5.10 GF’s enquiry on OHG paying differences of rent for re-housed residents as part of decanting – LA said OHG will cover rent differences for the whole period until residents return. For those who decide not to return, their rent difference will be covered for initial six months.
- 5.11 Tenants decanting into OHG properties on the four estates which transferred to Toynbee HA as part of the stock transfer and the rent charged to them. LA said the legal transfer agreement between LBTH and Toynbee HA did not have the built-in protection of protecting the level of social rents for subsequent tenants
- 5.12 MT expressed his frustration at this and said that LBTH promises in the stock transfer agreement, in partnership with Toynbee HA (later OHG/Riverside) was that rents for future tenants on the four estates would remain as social rents and not be ‘affordable’ rents. RC added the information in the Landlord Offer to tenants (which is what tenants voted on) formed part of the legal contract which was a common practice and that this could raise challenges from tenants. MT added that residents could get the Housing Ombudsman involved in this process.

6. AOB with OHG present - None

7. AOB without OHG present

- 7.1 The meeting discussed how the re-launch of consultation should look like in April. Meeting agreed that Riverside and Mount Anvil should arrange an appropriate re-launch event around Easter.

ACTION - MT and RC to raise with OHG in the weekly catch-up meeting.

- 7.2 LW said that due to detailed design not being progressed, residents who have already decanted do not have enough information to make an informed decision on whether to return or not. Residents should be able to their options open till they have enough design information to make the right choice. RC said 9 or 12 months have been mentioned and that OHG should give a clear response on this.

ACTION – MT and RC to raise at weekly catch-up session wit OHG

- 7.3 AC said there are many design issues yet to be clarified and these can still be challenged by LBTH Planning department. AC and LW said residents who take longer than initial 6 months to decide and then change their minds and decide not to return have to re-pay the rent differences after the 6 month period.

ACTION - MI to raise the issue with OHG.

- 7.4 MT said he has requested a copy of the Stock Transfer Document under the 'Freedom of Information Act'.

8. Date of next meeting – 1st February 6pm at 4 Winch House.