

KSW Resident Steering Group.

Minutes

Meeting Date – 1st Feb 2024 – 6.00pm – 4 Winch House & zoom

Residents	Initial	Others	Initial
Sachna Ali -Winch	SA	Mike Tyrell (via zoom)	MT
Theresa Rowlands – Kedge	TR	Soundous Serroukh – OHG (via zoom)	SS
Leanne Ward – Kedge	LW	Ray Coyle – Open Communities (via zoom) CHAIR	RC
Lubo Kostadinova - Starboard (via zoom)	LK	Murselin Islam – Open Communities (Minutes)	MI
Gemma Finch (via zoom)	GF	Leila Arefani - OHG	LA

1 Welcome

1.1 RC welcomed all to the meeting.

2 Apologies – Mynul Islam (OHG)

3 Minutes of the last meeting – Jan 24

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

4 Matters Arising

4.1 (5.2) Site visit – Discussed as part of the general update from OHG. **Completed.**

4.2 (7. 1) Re-launch of design consultation in April 2024 - discussed as part of the general update from OHG. **Ongoing.**

4.3 (7.2) Time frame for residents to make decision on returning or not - discussed as part of OHG update. **Ongoing.**

4.4 LW did not receive the minutes of the last meeting, but GF received it on time.

ACTION - OHG to ensure all the residents who have moved away from the blocks and are returning, receive the minutes

5. OHG Update by LA

5.1 Site visit feedback - LA said Mount Anvil is the development partner for the scheme at Royal Eden Dock and OHG is one of the affordable housing partners on the development. The visit took place on Saturday 13th of January (changed from 11th Jan at the request of residents) and was attended by 6 households. Feedback were collected both on the day and afterwards. In general, it went well and residents were generally pleased with what they saw.

TR said that she is normally available on the Saturdays, and it would be best or future visits to be on Saturday around 10:30am

LA said comments received from residents indicate that the rooms, corridors, hallways, bathrooms, balconies all are well size. There were couple of comments about some of the finishing quality (tiles). For Tiller project maisonettes will have bedrooms on the upper floors rather than ground floors.

- 5.2 Re-launch of design consultation – LA said they intend to re-launch the design consultation in April, targeting week commencing 15th or 22nd (considering Easter break and Ramadan) with an aim for submitting planning application at the end of 2024 or early 2025 which will mean demolition starting by end 2025/early 2026. The design consultation event/s will be a mix of weekdays, weekends, daytime and evenings which worked well last time. Details will be shared with the group once a draft plan is in place.
- 5.3 Decant status of Kedge House residents. OHG is trying to get the residents on band 1A status to allow them to move out quicker and a request has been already made to the council to consider. LBTH will have a site visit to look at the difficulties facing residents in Kedge House. The visit will be taking place during the last week in February. There have been a few properties in the local area from OHG that have come up and OHG is looking at moving some Kedge House residents into them. A couple of viewings took place recently and it is an ongoing process.
- 5.4 LA added that these moves are part of a maintenance issue rather than a regeneration issue and any such move requires council's approval. MT said that LBTHs approval is not required, as stated in the original stock transfer document.

ACTION - MT to email the appropriate clause to LA.

- 5.5 General voids/decant update – LA said there are 22 void properties on the estate - 7 at Winch House, 14 at Kedge House and 1 at Starboard Way. A total of 10 family members/adult children have moved out. There are total 16 guardians in place.
- 5.6 Time frame for residents to make decision on returning or not – LA said residents who have already moved away have a bit longer to think about whether they want to stay in a decant property as they haven't got enough design/layout information about new properties yet. It can be extended to at least May 2024 for now and then OHG will see how the design process progresses. There has to be a cut of point to ensure that it does not become too complicated. Residents moving out are made aware of this during the decanting process and they sign an agreement on it.

ACTION – The next newsletter will inform all residents about this.

- 5.7 If there is any delay in making a decision by residents and they take more than six months, OHG can reclaim any differences in rents after initial six months period. LA added that this could be looked at on a case-by-case basis. RC advised that OHG must ensure that residents are crystal clear about the implications of this when they move out.

ACTION - OHG will ensure this will happen. RC also requested to be sent a blank copy of the form that residents sign.

- 5.8 Newsletter - Meeting agreed to have a newsletter to be sent to all residents just after the April design consultation event with all relevant updates.

ACTION - Content will be discussed nearer to the time.

- 5.9 Update on resident of 5 Winch House – LA said there is still no formal comment on his death due to lack of information available from the police.

6. AOB with OHG present

- 6.1 GF complained that three appointments with repairs team have been broken by OHG and that on the last occasion they didn't even inform her that they couldn't make it. She has taken time off work and this has cost her money and serious inconvenience. MT said there might be a policy for compensation for missed appointments and that conversation needs to take place.

ACTION - OHG will follow up.

- 6.2 MT added that there will be a meeting on Monday 5th Feb 7pm at St Johns Community Centre that will be attended by the lift maintenance team as well as ASB officer for the area.

7. AOB without OHG - None

- 8. Date of next meeting – 7th March 6pm at 4 Winch House.**