

**Minutes of a meeting of the Kingsbridge Resident Steering
Group held on 10th July 2019
at the Dockland Sailing Centre at 7pm**

Residents Present:

Deidre Benjamin
Pam Cole
Colin Hammond
Sima Rahman
David Ledbetter
Cherie Antoinne
Sharif Hossain
Anna Cushen
Eliza Janiec

Others Present:

Leigh Pattison – One Housing
Ceire Sheehy – One Housing
Christine Searle – Newmill
Rob Lantsbury - Newmill
Mike Tyrrell – Resident’s Advocate
Cllr Peter Golds

1 Welcome & Opening the meeting

1.1 As the Chair was not present, the Vice Chair Chaired the meeting.

2 2017 Stock Condition Survey

- 2.1 Bob Forrest from Hunters who undertook the Stock Condition Survey was present and did a presentation on the Stock Condition Survey that was undertaken from April to June 2017 that was published in 2018.
- 2.2 BF advised that the survey found that no tenanted property in any the three Kingsbridge Estate blocks failed the decent homes standard.
- 2.3 BF explained that the survey was to assess the life left in any if the components of the building and the tenanted properties so that they can estimate the dates that the different elements need to be replaced and their costs over the next 30 years.
- 2.4 BF explained the methodology of the survey that was undertaken which included 100% of the communal areas, and 20% of the tenanted properties as a sample. The surveys were visual non-intrusive.
- 2.5 BF went into the estimated costs of maintaining the blocks over the next 30 years as follows:

- Michigan House tenanted properties - £52,580
- Michigan House leasehold properties - £32,721
- Montrose House tenanted properties - £39,874
- Montrose House leasehold properties - £15,737
- Montcalm House tenanted properties - £40,204
- Montcalm House leasehold properties - £15,872

2.6 Residents requested that OHG provide the details of any energy efficiency surveys that have been undertaken. **OHG**

2.7 MT explained that this presentation was important because the 30 year works programme that Hunters have produced will be the “do nothing option”, which is simply maintaining the blocks without refurbishing them.

3 Apologies

3.1 Apologies were received from:

- Danny Waites

4 Minutes of the Kingsbridge Estate RSG Meeting held on 12th June 2019

4.1 The minutes were agreed as a true and accurate record after adding “at the start” to 1.1. and as the May meeting was inquorate as there was no representative from Michigan House, all the decisions made at the previous meeting were ratified.

5 Matters Arising from the Minutes

Attendance Log

5.1 Concern was raised that Cherie Antoine, Kalsuma Begum and Anna Cushen have missed three meetings. It was agreed that CS should contact all three to ask if they are still interested and to advise them that should they no attend the next meeting, they will be removed from the membership and replacement members sought.

CS has written to AC and AC and spoke to BB on the phone.

Stock Condition Survey

5.2 LP explained the kind of additional surveys that have been undertaken. After quite some considerable discussion it was agreed that LP advise the RSG on the surveys that will be undertaken on Kingsbridge, setting out their purpose.

LP will be reporting on the surveys that will be undertaken.

Resident Charter Questions

- 5.3 It was agreed that LP circulate the responses to the RSG members so that they can be discussed next time. **LP arranged for the responses to be circulated.**
- 5.4 It was agreed that MT will critique the responses for discussion next time. **MT has critiqued the responses and they are on the agenda.**

Independent Tenant & Leaseholder Advisor Interviews

- 5.5 DL asked for paper copies of the responses from Source and Newmill. CS to organise. **CS arranged to post them to DL the following day.**

Any Other Business with One Housing Group Present

- 5.6 The request for external training on Chairing can be organised for 26/27 June and some dates in July. CS to circulate dates. **CS circulated the dates by email.**
- 5.7 LP agreed to circulate a glossary of terms used in options appraisals that has been developed. **LP circulated the terms by email**

Any Other Business without One Housing Group Present

- 5.8 MT went through the pros and cons of commonhold. It was agreed that this be discussed with the ITLA when appointed. **Newmill have been briefed by MT that this has been requested.**
- 5.9 The concerns over the survey were discussed in respect of the framing of the questions influencing the responses and how it is gathered. After some discussion it was agreed to hold a separate meeting with the ITLA after they are appointed. **Newmill have been briefed by MT that this has been requested.**

6 Attendance Log

- 6.1 The attendance log was noted.
- 6.2 Members were pleased that Cherie Antoine attended the meeting.
- 6.3 As Kalsuma Begum had failed to attend four meetings, it was agreed that she would no longer be a member of the RSG.
- 6.4 Members agreed that Newmill should review the spread of membership across the three blocks to tackle into account tenure mix and diversity to target the recruitment of new RSG Members. **Newmill**

7 Independent Tenant & Residents Advisor Appointment of Newmill

7.1 Rob Lantsbury and Christine Searle from Newmill introduced themselves. They explained the background to Newmill and their experience. They will be circulating a newsletter to introduce themselves to residents.

8 Additional Surveys that will be undertaken

8.1 As requested at the last meeting LP reported that arrangements have been made to commence the following surveys:

- Topographical Survey
- Measured surveys of the different flat types

LP went on to explain their purpose and that later surveys to be done will include drain surveys and soil sampling.

9 Resident Charter Questions

9.1 As there was no time to discuss the responses to the questions from OHG, it was agreed that a meeting for residents only will be organised by Newmill.

Newmill

9.2 MT urged residents to read the response before the meeting, especially the response to question 7, and the implications for the final offer document.

10 Any Other Business with One Housing Group Present

10.1 LP circulated a leaflet advertising “Your Island, Your Ideas” a fund for minor estate improvements. This is separate to this project and LP advised that Rhys Jones’ team will be door knocking to encourage residents to come up with ideas for schemes.

10.2 CS circulated a sheet for residents to tick their preferred dates for the external training.

CS

10.3 CA asked for MT to circulate the report from Quod that was produced at the same time as the Stock Condition Survey.

MT

11 Any Other Business without One Housing Group Present

11.1 As it was difficult to organise an additional meeting to discuss the Resident Charter responses between now and the next meeting it was agreed that Newmill would advise OHG that the next meeting would solely look at the Resident Charter questions.

Newmill

11.2 MT raised the issue of the Kingsbridge TRA moving to quarterly meetings and receiving support in administration as it was important to keep it going as a separate entity. It was agreed that MT should discuss this with Yasin Ahmed.

MT

11.3 EJ raised concerns that the OHG Communications Strategy is not including a range of new methods to engage with residents and that

at later in this process this needs to be considered.

11.4 AC and CA both gave their apologies for the next meeting.

12 Date of the Next Meeting

12.1 The date of next meeting of the Resident Steering Group will be held in the small meeting room at the Docklands Sailing Centre at 7pm on Wednesday 14th August 2019.

13 Meeting Close

13.1 There was no further business and the meeting closed at 9.25pm.

Matters Arising from the minutes of a meeting of the Kingsbridge Resident Steering Group held on 10th July 2019

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