

## KSW Resident Steering Group

Meeting Date: 5<sup>th</sup> September 19 – Barkantine Hall – 7pm

Present	Initials	Present	Initials
Residents		Others	
Richard Harvey - PRP architects	RH	Gemma Finch – Kedge	GM
Theresa Rowlands	TR	Lubo Kostadinov – Starboard	LK
Marie Batchelor - Kedge	MB	Leila Arefani – OHG	LA
Maureen Clayton – Kedge	MC	Alison White – OHG	AW
Amanda Chang - Starboard	AC	Mynul Islam – OHG	MI
Toni Catania - Kedge	TC	Mike Tyrrell – Residents Advocate	MT
Trina Morgan – Kedge	TM	Ray Coyle – ITLA	RC

### **1 Welcome**

1.1 **MB** opened the meeting and welcomed everyone.

### **2 Apologies**

2.1 Apologies were received on behalf of:

- Rosie Blake – Kedge
- Keeley Vincent – Kedge
- Anthony Rae - Kedge
- Michelle Canaway – Starboard Way
- Ashley Canaway – Starboard Way

### **3 Minutes of meeting held on 1<sup>st</sup> August 2019**

3.1 The minutes of the meeting were agreed as a true and accurate record.

### **4 Matters Arising**

See notes on Matters Arising at the end of these minutes

### **5 PRP Architects (moved forward in Agenda from item 7)**

**RH** gave a presentation on the role of PRP and advised how they would approach the project. **RH** took general questions from the meeting. He said they are working towards an April ballot and that PRP are advising OHG on further surveys that will be necessary. .

### **6 Residents Charter**

6.1 **RC** said he had met with the Residents Charter sub-group on 9<sup>th</sup> August to discuss content. It was agreed that the next meeting of the sub-group would be after the drop-in session with PRP and when some progress has been made in terms of resident feedback.

## **7 Update from OHG**

- 7.1 **LA** said that the information gathered from the topographical and measured site surveys have been completed and are with PRP for analysis

**7.1 ACTION - Survey findings to be shared**

**OUTCOME – Survey findings to be made available to MT and RC**

- 7.2 **OHG** said that they would check to see what the situation was with Tree Preservation Orders (TPOs) on site and come back on it.

**7.2 ACTION – OHG to report back at October meeting**

**OUTCOME – Report received – no TPOs present**

- 7.3 **OHG** have requested engineering company ARUP provide a proposal to carry out a survey of Kedge House to assess its structural condition. The proposal is due to be provided on 17<sup>th</sup> Sept. **This is now expected by 27<sup>th</sup> Sept**

- 7.4 **OHG** are working separately to appoint surveyors to complete other necessary surveys to inform the options appraisal such as utilities, services and drainage surveys. They expect to report back on progress of these at the November meeting.

**7.4 ACTION – OHG to report back at November meeting**

- 7.5 Dates have been agreed for the PRP drop-in sessions for Thursday the 10<sup>th</sup> October between 4pm and 8pm and Saturday the 12<sup>th</sup> Oct between 10am and 2 pm.

## **8 AOB with OHG present**

- 8.1 **TC** said that there had been drilling activity on the roof of Kedge House (on Monday 2<sup>nd</sup> Sept). **OHG** to investigate and report back.

**8.1 ACTION – OHG to report back at October meeting**

**OUTCOME – OHG said the drilling was into the scaffold and not the roof itself**

- 8.2 **LA** said that the west half of the roof on Kedge has been fully re-sealed and that there would be no charges to leaseholders for this work.

- 8.3 The east side had also had work completed on it and that this should now have dealt with the problems. **TC** asked that if this is the case, why is there an empty property there. **LA** responded that the property will allow ARUP access for drilling work. **TC**

said that if she was moved temporarily to another property, this would provide two properties for ARUP to investigate. **OHG are liaising directly with TC to address this situation**

8.4 **TR** said that letters should go out to all residents to inform them in plenty of time when any drilling or noisy work is due to start. It had been mentioned that the bin chute rooms are still occasionally being missed.

8.5 There was general positive feedback on the performance of the new cleaner although there were still issues with the cleaning of the bin chute cupboards.

**8.5 ACTION – OHG to report back at October meeting**  
**OUTCOME – OHG spoke to cleaner and passed on positive feedback from RSG as well as mention of bin chute room which he said he will attend to in future**

8.6 Some concern was raised about the wet condition after mopping and that this could prove dangerous. Cleaner to be informed.

**8.6 ACTION – OHG to report back at October meeting**  
**OUTCOME - Action also completed as above – cleaner will ensure he thoroughly squeezes out the mop in future**

8.7 There was real concern that the TRA had decided where the dog run went around Kedge and where the no dogs allowed area was, without consulting the residents who actually live in the block.

**8.7 ACTION – OHG to report back at October meeting**  
**OUTCOME - Regen officers have fed back to Estate Services team and decision made that if RSG (as representative body) take a vote and agree, the dog signs will be removed.**

8.8 Members raised an issue with the intercom system on Kedge as well as the Tiller Rd entrance to the block where the door does not close properly. There was general agreement that these issues could be effectively dealt with by making progress in the regeneration process.

## **9 AOB without OHG present**

9.1 **TM** raised the issue of noise from children on the estate, playing in the park at 1.30 AM. **AW** advised resident to keep a record of any future issues and report immediately through correct channels

9.2 **AC** informed the meeting that there is an exhibition taking place on a neighbouring estate – Belamy Close – which involved regeneration and the provision of 45 new social housing homes. It was being held in Pheonix Heights and **AC** agreed to forward the date of the exhibition to **RC** to send out to all group members

**9.2 ACTION – AC to email RC with info**

**OUTCOME – AC contacted RC on 25<sup>th</sup> Sept to say that the date has still to be confirmed.**

#### **4 Matters Arising (issues for action from August meeting)**

4.2 Re query on whether voids can be used for temporary accommodation until a decision was made – **LA** advised that LBTH had confirmed that it would allow OHG to consider this but not until concrete plans for development are in place.

**COMPLETED**

4.6 32 Kedge House – window and cupboard issues. **MI** said that survey had been carried out and works agreed.

**COMPLETED**

4.7 Residents say there is still a problem with the black sticky material on the underside of the flooring. **MI** said they were in the process of completing.

**COMPLETED**

4.9 Caretaking issues are ongoing. **AW** said the cleaning schedules are to be posted in all blocks by the end of August. Uvane Riley, the Estate Services Supervisor, attends TRA meetings on this operational issue.

**COMPLETED**