

**Minutes of a meeting of the Kedge House, Starboard Way and
Winch House Resident Steering Group
held on 4th July 2019 at the Barkantine Hall at 7pm**

Residents Present:

Keeley Vincent – Kedge House	Rosemary Blake – Kedge House
Anthony Rae – Kedge House	Trina Morgan – Kedge House
Marie Batchelor – Kedge House	Gemma Finch – Kedge House
Toni Catania – Kedge House	Michelle Canaway – Starboard Way
Maureen Clayton – Kedge House	Ashley Canaway – Starboard Way
Leanne Ward – Kedge House	Lubo Kostadinov – Starboard Way
Husnara Choudhury – Kedge House	Amanda Chang – Starboard Way

Others Present:

Leila Arefani – One Housing
Mynul Islam – One Housing
Mike Tyrrell – Residents Advocate
Ray Coyle – Independent Resident Adviser – Open Communities

1 Welcome

1.1 RC welcomed everyone to the meeting and informed all that he will be taking minutes

2 Apologies

2.1 Apologies were received on behalf of:

- Alison White – One Housing Group
- Theresa Rowlands – Kedge House

3 Minutes of the Meeting held on 6th June 2019

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

4 Matters Arising

Membership of the Resident Steering Group

4.1 LP agreed to stand for membership and under the terms of reference of the RSG it was agreed that he would be co-opted. OHG had argued that all changes of membership should go to an open meeting. This was deemed impractical by the RSG. It was however decided that this decision is to be reported in the newsletter	AW has contacted TR and a personal statement is still required.	AW
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so that all residents are aware of the co-option.

Report on the “Starting the Conversation” Questionnaire

- 4.2 With regard to the query on whether voids could be used as temporary accommodation until a decision was **PH** advised that this would not be acceptable to LBTH as part of the rules for OHG being a member of the Common Housing Register. **PH** was asked to raise this with LBTH for a written response.

PH

LA spoke to Head of Housing – OHG are not happy with properties lying empty and that they would consider being used for temporary accommodation. **RC** said he would check good practice in this with earlier regen projects

LA/RC

Any Other Business with One Housing Group Present

- 4.3 Last month OHG were asked why one of their chutes was taken out of action, leaving the only chute to be used in a chute room and on the 2nd floor it is not very clean. This has not been responded to.

- 4.4 Residents present explained that they did not like using the chute in the separate room as it has been used by intruders in the past for sleeping, as a toilet and other things! It was suggested that each chute room be locked and keys issued to the residents. **LA** agreed to look at this suggestion.

LA

RC suggested that concierge/cleaning staff could check/clean the chute room at the beginning and end of each shift. And that someone from the contractor attend the next meeting in August

- 4.5 **MT** advised that he was surprised as you can see the cracks on the entrances to each of the link bridges

AW

that connect the lift tower to the homes on virtually every landing. **AW** to raise with **RJ** after arranging to meet **KV** on site to see where the cracks are.

MT stated that a similar problems were evident in other blocks locally, and in LBHF, were the blocks were demolished. **LA** stated that a survey was carried out on the block last year but the report only came to light within the past couple of days. **LA** to pass report to **MT** and **RC** and summarise at next meeting

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| 4.6 | 32 Kedge House – Someone came to look at the window and cupboard issues five weeks ago and there has been no follow up. | LA was advised that this action had been completed. The resident advised that she had not been contacted and LA agreed to take this up again. | LA

GF stated that the window had been dealt with but the cupboard issue is outstanding. Someone came and took some pictures but job not completed |
| 4.7 | 2 nd Floor Kedge House – The caretaking is poor and the excrement in the chute room has been there for some time. | LA was advised that this action had been completed. Residents that it was outstanding. | LA
Residents say there is still a problem with the black sticky material on the underside of the flooring |
| 4.8 | 37 Kedge House – Roof leak remains unresolved. | LA was advised that this action had been completed. The resident advised that she had not been contacted and LA agreed to take this up again. | LA
TC stated no progress. LA acknowledged that previous work was not good quality and that it may be best to look at a number of options – to include;
Patch-up work
Full roof repair
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Decant entire floor

LA

- 4.9 Given that the caretaking issues continue across all three blocks, a lack of knowledge of caretakers duties, a lack of action to empty the bins in the children's playgrounds and remove debris thrown from flats on to the grassed areas, OHG agreed to organise for the Supervisor to hold a walk around for the residents and it will be advertised to all the members of the RSG
- LA**
- The estate walk-about is to be re-arranged for an evening time – LA to confirm**
- 4.10 11 Kedge House – The bathroom window around the vent is cracked following the bad winds a few weeks ago.
- LA reported that OHG are following this up with the resident**
- LA**
- 4.11 20 Kedge House – The stains from the leaks in the communal hot water system have not been attended to.
- LA reported that OHG are following this up with Switch2 to ensure the communal areas are made good now that works are complete**
- LA**
- 4.12 Kedge House – Water leakage from overflows is penetrating behind the brick skin on the first two floors. Is this damaging the structure?
- LA reported that OHG Rhys and Alison investigated this with Bob the surveyor but could not find the issue. If anyone has more**
- MT**

information about the issue, please let us know and we arrange for Bob to inspect and advise. MT to advise.

- 4.13 Kedge House Concierge – Residents want an explanation of the role of the concierge, why the airlock system is not used, whether the CCTV is working and why the concierge exercises in the park in the block when on duty? **LA reported that OHG have a new estate services supervisor (Uvane Riley) who is investigating - update pending** **LA**

Any Other Business without One Housing Group Present

- 4.14 Residents asked when the more detailed surveys are being undertaken. **LA** to advise. **LA** stated that all survey types would be included in the sample survey. **MC** requested that her property be included in the sample survey **LA advised that in order to prepare for the architects to draw up the different options, Topographical Surveys, Site and property sizes surveys and structural surveys to check on the buildings for extensions have all been commissioned.**

5 Attendance Log

- 5.1 **RC** suggested that the Terms of Reference be amended to say that missing three consecutive meetings **without giving apologies** before any action is taken against non-attendees. This was agreed by the group **RC**

6 Resident Charter Questions

- 6.1 **RC** reported back on the initial meeting on looking at the detail of OHG responses. Good progress was made although at this early stage it is unlikely to get OHG to respond in detail given where we are with the **RC**

options. **RC** informed the group that he was meeting with **LA** the next morning to raise issues – and would report back to RPG by email by 12th July

- 6.2 RC suggested forming a small sub-group to look at the questions in more detail as this would speed up going through what is a long and sometimes detailed list of questions. **MB, LW, GF** and **MC** volunteered for the sub-group – which would report pack to the main group after each meeting. **RC**

7 Appointment of Architect

- 7.1 LA explained that five architect companies had expressed an interest and that this had been shortlisted to four. Interviews will take place on 23rd July between 1pm and 6.30pm

- 7.2 **MT** and **RC** would contribute to the interview questions

- 7.3 It was agreed that **RC** and **MT** work with OHG to shortlist the returns down to 3 or 4 architects.

8 Any Other Business with One Housing Group Present

- 8.1 Kedge House – **LW** reported that there was incident in a first floor flat at Kedge and the pace was full of smoke and no alarms went off. Can OHG investigate. **LA**

- 8.2 It was agreed, given the timing of the newsletters going out, that information on the topographical surveys be included in Open Communities newsletter. **RC/LA**

9 Any Other Business without One Housing Group Present

- 9.1 RSG members were concerned at how can OHG be trusted when the responses to the queries residents raised were poor and whether OHG will be able to manage any new homes they will build. **RC** to raise this issue with OHG. **RC**

- 9.2 A general discussion took place around 'like for like' and how tenants should not be worse off – financially and otherwise - as a result of any regeneration. Tenants were keen to ensure that room sizes would

be no smaller – even if the current rooms are above design standards.

- 9.3 **MT** asked **RC** to deliver a brief session on current design standards at the next meeting. **RC** agreed to do this

RC

10 Date of the Next Meeting

- 10.1 The next meeting will be held on Thursday 1st August 2019 at 7pm.

- 10.2 The Resident Steering Group meetings for the rest of 2019 are as follows:

- Thursday 5th September 2019
- Thursday 2nd October 2019
- Thursday 7th November 2019
- Thursday 5th December 2019

11 Meeting Close

- 13.1 There was no further business and the meeting closed at 8.50pm.