

KSW Resident Steering Group

Meeting Date: 1st August 19 – Barkantine Hall – 7pm

Present	Initials	Present	Initials
Residents		Others	
Keeley Vincent - Kedge	KV	Leila Arefani - OHG	LA
Anthony Rae – Kedge	AR	Alison White - OHG	AW
Marie Batchelor - Kedge	MB	Mynul Islam - OHG	MI
Maureen Clayton – Kedge	MC	Mike Tyrrell – Residents Advocate	MT
Amanda Chang - Starboard	AC	Ray Coyle - ITLA	RC
Rosemary Blake – Kedge	RB		
Trina Morgan – Kedge	TM		
Gemma Finch – Kedge	GM		
Lubo Kostadinov – Starboard	LK		

1 Welcome

1.1 MB opened the meeting and welcomed everyone.

2 Apologies

2.1 Apologies were received on behalf of:

- Leanne Ward – Kedge House
- Toni Catania – Kedge House
- Michelle Canaway – Starboard Way
- Ashley Canaway – Starboard Way
- Husnara Choudhury – Kedge House

3 Minutes of meeting held on 4th July 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 Attendance log

5.1 Terms of reference amended to include the comments on missing three consecutive meetings without giving apologies

6 Resident Charter Questions

- 6.1 RC will meet with Resident Charter sub-group on 8th Aug to go through questions and update. RC suggested that these meetings will be every 4/6 weeks but may have to increase in frequency as progress is made.
- 6.2 RC said he would liaise with Riverside Housing Association for best practice when they were going through regeneration in Lambeth

7 Appointment of Architects

- 7.1 LA informed the group that PRP was appointed. They will be attending the August meeting. MT gave a brief overview of the selection process and said that PRP were not uncomfortable with a 6/9 month programme.
- 7.2 MT and RC agreed to meet with PRP before the Sept RSG meeting

8 Next Steps

- 8.1 RC delivered a presentation on space/design standards. This generated general debate and discussions around the potential options as well as the importance of residents being aware of the dimensions of their homes.
- 8.2 RC said he would hand deliver Open Communities newsletter next week (w/c 8th Aug)
- 8.3 RC to meet with LA for regular post RSG meeting to discuss progress

9 Update from OHG

- 9.1 LA said that there was no record of previous structural surveys on Kedge and that OHG were in the process of engaging with ARUP (engineering company) to look at having a structural survey carried out. RC said that it was important that OHG had a record of structural surveys whether regeneration was on the agenda or not.
- 9.2 MT said that the situation around Kedge was bad for the residents and was causing uncertainty. He stated that Ledbury tower in Southwark and a block hammersmith were similar to Kedge and one was being redeveloped and one was coming down. This he said, was causing uncertainty.
- 9.3 LA said that the topographical surveys were now complete

10 Any other business with OHG present

- 10.1 LA gave an update on the roof situation on kedge and the problems raised by TC (not present). She stated that the west part of the roof was good and the east had still to be re-sealed.
- 10.2 LA said that there were three options
 - Fully replace roof (£30/60k)
 - Patch it up (£5/15k)
 - Decant tenants...and that option 2 looks to be favourite given the circumstances.
- 10.3 MB asked if these costs would be passed on to leaseholders given the

situation. LA said she would come back with this information.

11 Any other business without OHG present

- 11.1 MB said that as far back as the April minutes there was to be a structural survey and that we were in the same position in August.
- 11.2 MT said that bringing in Arup to do the structural survey need not delay the Options Appraisal process. Funding assumptions on costs of refurbishment on Ledbury in Southwark could be looked at.
- 11.3 A general discussion took place on the practicalities of decant and the rights of residents as assured tenants as well as those residents who are assured tenants with protected rights.

4 Matters Arising.

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 this would allow OHG to consider this.

DEALT WITH.

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

DEALT WITH.

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.

CHECK.

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, has still to attend RSG meeting to address residents issues.

ONGOING.

