

KSW Resident Steering Group

Meeting Date: 7th November 2019 – Barkantine Hall – 7pm

Present	Initials	Present	Initials
Residents		Others	
Mohammed Araeen - Starboard	MA	Daniela Rodrigues - PRP architects	DR
Theresa Rowlands - Kedge	TR	Kieren Butler - PRP architects	KB
Gemma Finch – Kedge	GF	Leila Arefani – One Housing	LA
Maureen Clayton – Kedge	MC	Alison White – One Housing	AW
Amanda Chang – Starboard	AC	Mynul Islam – One Housing	MI
Rosie Blake – Kedge	RB	Mike Tyrrell – Residents Advocate	MT
Honey Karadag – Winch	HK	Ray Coyle - ITLA	RC
Lubo Kostadinov – Starboard	LK		
Rita Cooper – Starboard	RCo		
Joanne Micallef - Starboard	JM		
Sachna Ali - Winch	SA		
Leanne Ward - Kedge	LW		
Trina Morgan – Kedge	TM		

1 Welcome

1.1 In the absence of **MB, RC** opened the meeting and welcomed everyone.

2 Apologies

2.1 Apologies were received on behalf of:

- Marie Batchelor - Kedge
- Keeley Vincent – Kedge
- Anthony Rae - Kedge
- Michelle Canaway – Starboard Way
- Ashley Canaway – Starboard Way
- Husnara Choudhury - Kedge

3 Minutes of meeting held on 3rd October 2019

3.1 **MT** noted that three items (4.2, 4.3 and 9.5) had not been reported on from the Matters Arising. See Matters Arising below. Other than this the minutes were agreed as a true record.

4 Update from PRP Architects

4.1 **DR** and **KB** from PRP gave a broad presentation on general site issues and answered questions.

4.2 A number of residents questioned the content of PRPs presentation in that there was no real progress made. **RC** said that there may not be a need for PRP to attend all RSG meetings as there will not always be issues of substance for architects to report on. **RC** said a decision should be made by the RSG whether to have PRP only attend when they are required to. **ACTION**

ACTION – RSG to decide on whether it is best to have PRP at all meetings or when they have information to feed back

4.3 Some residents questioned why there seemed to be an emphasis on Kedge by **PRP** in the presentation, given that most resident of the block wanted it to be demolished.

4.4 **MT** asked whether a Test of Opinion might be appropriate at this time as residents may not want a refurbishment option developed as this might inform the work on the options moving forward. **MI** said that not all residents within the block wanted to see it demolished. **MT** said that is why a test of opinion is required to see what everyone wants. **LA** said that any Test of Opinion would need to be open and transparent.

4.5 **MT** said he was expecting that we would have had some feedback from the first round of drop-in sessions. **LA** responded that door knocking was still taking place to add to the feedback gathered from the first sessions.

4.6 **LA** said that a summary report on the first session of drop-ins and surveying would be available at the special meeting on the 21st November.

5 Matters Arising from Minutes of meeting on 3rd October 2019

See Item 3 above. Action points 4.2, 4.3 and 9.5 have been added to Matters Arising for RSG held on 3rd Oct – see below

5.1 (4.2) One Housing had recognised that the RSG is recognised as the representative body for this part of the estate and as such the RSG agrees the signs will be removed. After some debate it was unanimously agreed the signs would be removed (old and new) as they were erected without consultation and they encourage non-residents to exercise their dogs there. **COMPLETED**

- 5.2 (4.3) One Housing confirmed that they will hold any voids that occur at Kedge for use in ARUP investigations COMPLETED
- 5.3 (7.1) PRP to attend RSG meetings. This was raised by RC with One Housing at the October post RSG meeting. This was an oversight/misunderstanding and PRP will attend future RSG meetings. COMPLETED
- 5.4 (7.3) AW confirmed that the posters are now up in the blocks and that the blocks will be leafleted 2 days before hand. One Housing. Complete – posters went up 1 Oct along with letter. Leaflets delivered 8 October. COMPLETED
- 5.5 (7.4) AW also agreed to put a note across the poster on the day that the drop-ins are held to say that the drop in is open today. COMPLETED
- 5.6 (7.5) One Housing were asked to consider a text or email reminder on the day of the drop-in. One Housing said they will contact residents in person, by text or email as appropriate. COMPLETED
- 5.7 (7.6) One Housing were asked to contact all those who did not attend the first drop-in session to encourage them to attend the second one. One Housing said they did not have capacity to do this on this occasion. May be appropriate as residents become more engaged

<p>ACTION - One Housing to look at targeting non-engaged resident for the 2nd round of drop-in sessions??</p>

- 5.8 (7.7) One Housing were asked to ensure that PRP attend the next meeting to report back on the drop-ins and their first thoughts on the options. One Housing confirms this was an oversight and PRP would attend. COMPLETED
- 5.9 (7.8) It was agreed to pencil in 21st November and 23rd November 2019 as the next drop in dates if PRP and RC are available. MT will only be available on the first evening. One Housing said this is too soon to prepare for next event. Dates for next drop-in sessions agreed as 5 and 7 December. COMPLETED
- 5.10 (9.1) Kedge House leaseholders have been charged a Service Charge for Fire Equipment maintenance for £17.5k. Can One Housing confirm what is the Fire Maintenance commitment. One Housing said the charge consisted of replacing the emergency lighting system (these costs were capped to ensure charges to residents are reasonable and in line with legislation) and Fire Detector changes. COMPLETED
- 5.11 (9.2) One Housing were asked to confirm on what basis the Kedge House tenants had been recharged for repairs to the Fire Maintenance equipment, given

that repairs are inclusive in the rent. One Housing stated that there is no recharge to tenants.

5.12 (9.3) One Housing were asked to check the £11,500 spent on the works to the roof at Kedge House that have clearly failed. One Housing were asked to recover the money given that it would have been recharged to leaseholders. One Housing have previously confirmed, and have checked again, that this cost has not and will not be passed onto leaseholders. COMPLETED

5.13 (9.4) Concern was raised by the RSG at the conditions that **TC** was living in. **TC** explained that One Housing were visiting her tomorrow. It was agreed that **MT** should be present to support **TC**. One Housing are liaising directly with **TC** to address the issues. COMPLETED

5.14 (9.5) **One Housing were asked to confirm the number of Leaseholders in each of the three blocks.**

<p>ACTION - One Housing to supply information. Could this include the number of resident and non-resident leaseholders?</p>
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5.15 (10.1) The Resident Steering Group meetings for the rest of 2019 are as follows - Thursday 7th November and Thursday 5th December 2019. MB advised that she will not be at the November meeting. Additional '1 item agenda' meeting on Thursday 21 November from 7-8pm to view and comment on boards. COMPLETED

5.16 (10.2) As the January 2020 meeting would be 2nd January, it was agreed to move it to the 16th January 2020 if RC was available that evening. **RC** can attend on 16th Jan. COMPLETED

6 Resident Charter Progress

6.1 **RC** said he had met with the Residents Charter sub-group on 9th August to discuss content. It was agreed that the next meeting of the sub-group would be after the drop-in session with PRP on 5th and 7th December, when some progress has been made in terms of resident feedback.

7 Update from One Housing

7.1 **AC** said that there is a similar project being delivered on her estate and in that case at the end of the consultation process and in the run up to the residents ballot some residents at a public meeting were adamant that they had not been engaged with during the consultation. This is despite One Housing carrying out extensive consultation events including one to one sessions and detailed newsletters issued to all households. This RSG need to be aware of this risk to their own project.

- 7.2 **AW** and **MI** are continuing to meet with residents to get their feedback.
- 7.3 There are no Tree Preservation Orders on the trees around the three blocks
- 7.4 **LA** said that a Planning Consultant is to be employed with the 22nd Nov as the target date for bids from suitable companies.
- 7.5 **LA** said that there are issues with ARUP in terms of getting information from them re the structural survey on Kedge. Arup were expected to feedback on progress within 2 weeks but One Housing were still waiting on the information after 6 weeks. **LA** said that One Housing are now considering procuring services from another organisation if no progress is made.
- 7.6 **RC** asked how long it would take to appoint another contractor as the issues with Kedge are fundamental to the options available to the community. **LA** was unsure about how long this would take and hoped that ARUP would respond quickly to her latest request for information.
- 7.7 **LA** said that PRP would attend a meeting on 21st November to show a draft report based on feedback from drop-in events and one to ones
- 7.8 **MT** and **RC** agreed that a newsletter should be delivered with some of the feedback and that this should be delivered in the first week of December as a general update to the community before Christmas

8 AOB with One Housing present

- 8.1 **RB** suggested that the information provided at the drop-in sessions could be delivered in the foyer of Kedge House in order to ensure maximum input. **RC** said that this would also ensure that residents could not say they hadn't been consulted on the options appraisal process.
- 8.2 **LA** thought this could be a possibility but checks would need to be done around health and safety before One Housing could give the go-ahead.
- 8.3 **RC** asked about the charges levied on Leaseholders for the change in the lighting system as **MB** had concerns about the new lighting system and felt less safe now that the communal lighting system was no longer on continuously. **AW** said there

was no charge for the change in the lighting system and that the charge may have been for Fire Equipment Repairs which had been carried out on the block.

- 8.4 **LK** raised concerns that the development could be linked to the much larger Printworks site and that this might see any play or green areas being used by people from the neighbouring new development. **RC** said that this will have to be addressed in the options appraisal process

9 AOB without One Housing present

- 9.1 **HK** said there were a number of residents in her block who were quite elderly and unable to get along to meetings. **RC** said that a newsletter would be going out to update people on progress. In addition, One Housing will make every effort to bring the information to those residents through one to one meetings in their homes, at the office or by phone.

10 Date of Next Meeting

- 10.1 The next RSG meeting will be on Thursday 5th December at 7pm. This will be immediately after the first of the next two drop-in sessions which is taking place between 4pm and 7pm at the same venue.
- 10.2 There will be a one off, single agenda item meeting on Thursday 21st November for PRP to provide feedback from the 1st round of drop-in sessions and to look at the publicity materials for the next round.