

KSW Resident Steering Group

Meeting Date: 16th January 2020 - Barkantine Hall – 7pm

Present	Initials	Present	Initials
Residents		Others	
Theresa Rowlands - Kedge	TR	Leila Arefani – One Housing	LA
Gemma Finch – Kedge	GF	Mynul Islam – One Housing	MI
Trina Morgan - Kedge	TM	Ray Coyle - ITLA	RC
Rosie Blake – Kedge	RB	Mike Tyrrell – Residents Advocate	MT
Leanne Ward - Kedge	LW		
Lubo Kostadinov – Starboard	LK		
Ashley Canaway - Starboard	AC		
Michelle Canaway - Starboard	MC		
Marie Batchelor - Kedge	MB		

1 Welcome

1.1 MB opened the meeting and welcomed all.

2 Apologies

2.1 Apologies were received on behalf of:

- Husnara Choudhury – Kedge
- Maureen Clayton - Kedge
- Rita Cooper - Starboard
- Amanda Chang - Starboard
- Tony Rae - Kedge
- Keeley Vincent - Kedge

3 Minutes of meeting held on 6th December 2019

3.1 Minutes were accepted and agreed as a true record.

4 Matters Arising from Minutes of 6th December 2019

4.1 (6.2) Replace 'alongside ARUP' with 'on the project' **COMPLETE**

- 4.2 (6.9) Should have read 'Confirmation required for the Residents Charter on tenants having a choice of open plan or separate living room/kitchens. **COMPLETE**
- 4.3 (7.2) LA said that this is in the hands of LBTH and would be looked at on a case by case basis. RC said that this need to be clarified as it is something that should be in the Residents Charter. **ONGOING**
- 4.4 (7.3) MI said that one of the contractors (Switch Too) had given out wrong information to residents. LA said that both contractors (Switch Too and InTech) had been spoken to and are being monitored. **ONGOING**
- 4.5 (7.4) LA said that OHG are not against this in principle but that LBTH have nomination rights. This can be looked at again, in more detail, once the resident audit is carried out and requirements from current resident is known. RC said that this is an item for the Residents Charter. **ONGOING**
- 4.6 (7.5) LA said that OHG are ok with this in principle and would talk to individual tenants about this as part of the audit. MT stated that other landlords in the borough are looking at this and having some success. MT also said that Teviot estate has had positive results so it would be good to team up with them and look at strength in numbers. **ONGOING**

5 Residents Charter Progress

RC requested to meet with the Sub group prior to the next RPG on 6th February. MB said she would provide dates for RC to meet.

ACTION – MB to get back to RC with potential dates for the sub group meeting

6 PRP Architects Timeline.

- 6.1 There was general negativity about PRP not being present to discuss both feedback and the timeline. RC stated that, given the relatively short time span to completion, the missing of a meeting you are expected to attend can mean it is a 2 month period that residents have been unable to speak with consultants.
- 6.2 LA said that PRP had met earlier in the day with OHG and that PRP are still analysing the feedback from the 2nd consultation exercise as well as the one-to-ones.

6.3 LA said that PRP will circulate the report and update on consultation before the next RPG meeting on 6th Feb.

ACTION – PRP to circulate update report on consultation events

6.4 A general discussion took place around the provisional timeline provided by OHG – with various target dates to be reviewed. LA said she would issue a new timeline with revised dates to aim for ballot period completion by the end of July.

ACTION – LA to prepare new timeline for Feb RPG meeting.

6.5 LK said that this is not a good time as schools are on holiday and families might be away. RC said that the ballot should be held over a 28 day minimum period to reflect the fact that resident might be on holiday.

6.6 RC said that OHG should be looking now at procuring a company to carry out the ballot. He stated that some ballot companies offer a more comprehensive service than others in terms of methods of voting and encouraging a high turnout and that residents should be part of the procurement process in the same way they were with appointing the ITA and architects.

ACTION – OHG to report back on procurement of ballot company

6.7 MT said it was now time to look at the electoral register and for OHG to write to all household on the estate ascertain exactly who is eligible to vote and who is not.

7 Update from OHG

7.4 LA informed the meeting that Alison White had moved on to a new job and they were effectively a man down until a new person is recruited. RC said that this carried the danger of adding pressure on LA and MI. RB said she hoped that OHG would replace like for like and recruit someone as good as effective as Alison White.

7.5 LA said that an evidence based tenancy audit would take place after the 3rd consultation event.

7.6 MT then said that there are two households represented at the meeting who were not clear about who could vote. He said that this needs to be confirmed either way as early as possible and that GLA guidance on this should be adhered to.

7.7 MT said the best way of clarifying who is eligible to vote is for OHG to write to all households informing them of who can vote based on current information and inviting the household to challenge OHG if they feel there is a mistake.

7.8 RC outlined the fact that those tenants in the properties at the time of transfer to the council will have Assured tenancies 'with protected rights' and will be looking to retain this status. He then touched on the difference between Secure, Assured, Assured Shorthold and Assured 'with protected rights' tenancies and said that it was important that residents were aware of their exact tenure prior to the ballot starting

7.9 LA informed the meeting that OHG are looking to arrange a study visit on 8th Feb to Portobello estate to give residents the opportunity to see what is happening elsewhere and to ask questions. RC and MT said they would both like to be on the visit. LA said that if there was demand then a 2nd visit could be arranged.

7.10 LA said that PRP have extensive knowledge of the development as it was one of the ones they mentioned in their pitch to win the contract. LA said It is a 'tenure blind' development with roof terraces.

ACTION – OHG to consult with residents on who would like to go on the visit
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7.11 MT explained the role of the Offer Document to the meeting and how this is what tenants will be balloted on. He said that all eligible voters would receive a formal 'offer' from OHG in the form of a document clearly stating what residents can expect from the regeneration.

8 AOB with OHG present

8.1 LK queried his service charge bill and said it did not reflect the cost of providing the service he was receiving. RC asked if, rather than get caught up in the detail of a specific service charge issue, LK could raise it with LA to clarify – and report back at the next meeting on progress.

8.2 RB also raised a service charge issue around the concierge service and likewise RC asked if OHG could look into this and report back at next meeting

ACTION – OHG to report back to LK and RB on service charge issues.

8.3 LA stated that a Planning and Design consultant has been procured as well as a structural engineer to advise PRP on design aspects.

8.4 The ARUP report on Kedge house will be ready by 25th January. RC said that any Test Of Opinion of residents of Kedge on the future of the block should wait until after ARUP have produced the report.

8.5 SQW will be running the financial viability tests. MT and RC would be arranging to meet with SQW ASAP

ACTION – RC and MT to confirm dates of meeting with SQW.

8.6 An accessibility survey will be carried out by consultant Leslie Gibbs.

9 AOB without OHG present

9.1 There was no AOB in the absence of OHG

10 Date of Next Meeting

Date of next meeting was set a 6th February 2020 at 7pm in Barkantine Hall