

KSW Resident Steering Group

Meeting Date: 5th December 2019 – Barkantine Hall – 7pm

Present	Initials	Present	Initials
Residents		Others	
Theresa Rowlands - Kedge	TR	Paul Handley - One Housing	PH
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
Leanne Ward - Kedge	LW	Ray Coyle - ITLA	RC
Lubo Kostadinov – Starboard	LK		
Rita Cooper – Starboard	RCo		
Anthony Rae – 20 Kedge	AR		
Keeley Vincent – 20 Kedge	KV		
Sachna Ali - Winch	SA		
Roy Williams - Kedge	RW		
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:

- Michelle Canaway – Starboard
- Ashley Canaway – Starboard
- Husnara Choudhury – Kedge
- Trina Morgan - Kedge

3 Minutes of meeting held on 7th Nov 2019

3.1 Minutes were accepted and agreed as a true record.

4 Matters Arising from Minutes of 7th November

4.1 Items 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.8, 5.9, 5.10, 5.11, 5.12, 5.13, 5.15 and 5.16 all completed

- 4.2 (5.7) LA agreed that this would be beneficial but that there is a danger of overkill. PH suggested texting tenants. RC stated that this is becoming less of an issue as the number of engaged tenants increases
- 4.3 (5.14) LA provided the following information on leaseholders (LH);

	Resident LHs	Non-resident LHs	Unknown	Total
Kedge	1	2	1	4
Starboard	3	4	-	7
Winch	0	1	-	1
Total	4	7	1	12

5 Resident Charter Progress

- 5.1 RC suggested that the sub group meet in January to discuss progress and update after the two consultation drop-ins by PRP

6 Update from One Housing

- 6.1 Progress has been made with ARUP on the structural survey on Kedge. They are putting a dedicated person in place for the project.
- 6.2 A specialist Planning Consultant will be procured to work on the project.
- 6.3 PH stated that it was important the One Housing was not seen to be steering the discussion on Kedge
- 6.4 MB raised the issue of a Test of Opinion from Kedge residents given the overwhelming feedback is for demolition. LA said that this could be done but not part of the formal consultation process. It could effectively inform the discussions.
- 6.5 MT and RC suggested that any Test of Opinion should wait until the ARUP Report is complete
- 6.6 PH said that, regardless of the wishes of the tenants, One Housing would have to test the financial feasibility of the Kedge options before any decision is made.
- 6.7 MT informed the meeting that there are 'sister blocks' in LB Hammersmith & Fulham as well as in Southwark where the costs for refurb are in the public domain and that the estate in Fulham have already opted for demolition.
- 6.8 LA said that an audit of residents has to take place to ascertain who lives in the flats. This will be important in any regeneration process.
- 6.9 MT said that the interior design of any new/refurbished properties should reflect the views of the tenants – especially around 'open plan' or separate kitchens/living rooms. MB said that the preference among tenants is for separate kitchens and living rooms. MT said there should be a mix so tenants can have the option.

ACTION – Confirmation required for the Resident Charter on tenants having a choice of either

7 AOB with OHG present

- 7.1 LK asked about potential costs for leaseholders. PH said all costs will be known before any ballot of residents is held.

- 7.2 RC asked about tenancies for leaseholders who sell back to the council and want to return to the estate as tenants. PH said LBTH would not support Assured tenancies in this situation but would go with Assured Shorthold but that One Housing would feedback on this **ACTION**

ACTION – Confirmation or otherwise on returning leaseholder who sell back to the landlord

- 7.3 A number of residents raised issues with heating and hot water problems in Kedge. MB, TR and LW had problems getting issues addressed. Tenants were being passed between contractors and One Housing with delays in time taken to do repairs. PH said that this should be a straightforward issue to address and that One Housing would look into it.

ACTION – One Housing to report back on the communication issue causing the problem

- 7.4 GF asked if it was possible if she could change from a 2 bed flat to 2 one bed flats.

ACTION – One Housing to confirm or otherwise.

- 7.5 MT asked if One Housing would buy properties outside the borough as some tenants would be keen to move to the area to the East of London. This could be cheaper for OHG to re-provide in this area for tenants to move to – if they were cheaper. This could be something for the Residents Charter

ACTION – One Housing to report back on this

8 AOB without One Housing present

- 8.1 There was no AOB with One Housing present.

9 Date of Next Meeting

Date of next meeting was set as 16th January 2020 at 7pm in Barkantine Hall