

KSW Resident Steering Group

Meeting Date 6th August – 7pm – via Zoom

Present	Initial	Present	Initial
Residents		Others	
Trina Morgan – Kedge	TM	James Kinnersley - SQW	JK
Rita Cooper - Starboard	RCP	Andrew - SQW	A
Maureen Clayton -Kedge	KC	Keiron - PRP	K
		Spyros - PRP	S
Amanda Chang	AC	Lelia Arefani – One Housing	LA
Rosie Blake – Kedge	RB	Mynul Islam – One Housing	MI
		Emma Leigh Price – One Housing	ELP
Roy Williams - Kedge	RW	Paul Handley – One Housing	PH
Leanne Ward – Kedge	LW	Mike Tyrrell – Resident Advocate	MT
		Ray Coyle – Open Communities - ITLA	RC

1. Welcome

1.1 RC welcomed all to the virtual meeting.

2. Apologies

2.1 Apologies were received on behalf of:

- Marie Batchelor
- Lubo Costadinov
- Husnara Choudhury

3. Minutes of meeting held on the 2nd July 2020

3.1 RC apologised as the meeting on July 6th was not recorded on Zoom. So, no minutes are available for this meeting.

4. Matters Arising

4.1 See above

5. Request from another RSG to visit

5.1 MT said that the neighbouring Kingsbridge group requested to meet. This was put to group members who unanimously rejected the offer, seeing no benefit in it for the KSW project.

6. Project Programme Update - OH

6.1 LA said that work was continuing behind the scenes on the development of the Draft Offer. A copy has gone to OH solicitors to check all is on order from a legal standpoint. A copy has also gone to LBTH to keep them informed of developments. OH will be meeting with LBTH next week to discuss progress of the regeneration.

Action: LA to report back on the meeting with LBTH

6.2 LA said that PRP have analysed the results of the last consultation round and are working towards producing the detail of the two most preferred options. This will again be available online as well as delivered to all resident in hard copy. This will be followed by another round of one to one sessions across the three blocks.

6.3 PH Informed the meeting that the planned ballot period dates are in jeopardy. This is due to a negative ballot result for the regeneration of another of OHs estates in Camden. He stated that the result came as a surprise to OH and that the current pandemic had played a part due to the effect it has had on consultation generally.

6.4 PH stated that the Board at OH have asked the Regen team to look in detail at the reasons for the result and learn lessons for the KSW ballot. PH pointed out the possibility of lockdown restrictions being strengthened by current ballot date in October. OH Board will make a decision by September 7th on whether the ballot will remain as planned or be moved back to February next year.

6.5 PH pointed out that, if the dates of the ballot are altered, this will have no effect on the progress being made. Work will continue in all other areas including work on

detailed design and that other key dates around planning applications and start on site dates will be unaffected.

6.6 MT sought clarification on this and PH reiterated that all other elements will proceed as planned and that only the date of the ballot would be affected

6.7 MC stated that the KSW regeneration is not Camden and that the pandemic and lockdown has made the situation worse in terms of living in Kedge House. She continued that this will affect trust between the community and OH. RC stated that any delay to ballot, although not ideal, would offer the community the opportunity to influence the design work prior to the ballot and that this is a good thing.

6.8 MT asked about the type of evidence required by the OH Board for the ballot to go ahead as planned. PH said that a formal statement from the RSG saying that October is the preferred ballot date and that a preferred option was in place or close to being in place

6.9 RW said that he is fully behind the regeneration of the estate in principle and that delaying the date of the ballot would not affect his view. Trina asked about the percentage requirements of the ballot. PH said a simple majority was required but that OH would prefer a strong mandate for the chosen option.

6.10 RC said that the residents meeting in two weeks' time (20th Aug) would be a good time to test the views of the community once the news had sunk in and residents had a chance to discuss it between themselves.

7 PRP update

7.1 KEIRON provided an overview of the latest virtual exhibition and said it was available on OH website. He covered a number of the main points and outlined the two favourite options – Option 5 (scenario 2) and option 6 - which will be carried forward on the strength of community feedback as well as SQWs assessment of all the options. No questions were asked on KEIRON's presentation.

7.1 A general discussion took place about the requirements of some residents who want to move away from the estate permanently. MT stated that OH could look at making LBTH 'an offer' as he has had similar requests from residents in other local regeneration estates.

RC said that he would contact those residents who want to leave permanently and put together information on where they are looking to move to. MT stated that the issue of some residents wanting to move away permanently was highlighted in an appendix to PRPs report.

7.2 JK from SQW explained how the options were scored and selected and explained what happens next in terms of refining the options and looking at their design and financial viability. He pointed out that funding from GLA had a positive impact on the financial viability of both favoured options with option 5 (scenario 2) going from a £9.2m deficit to a £0.1m deficit and option 6 moving from a £24.6m deficit to a £10.1m deficit.

7.3 PH said that the deficits as they stand are not prohibitive and that, in regeneration terms, they are not a disaster and can be managed.

8 General Questions

8.1 RC asked JK to explain why it was not possible to simply build enough properties to cover any deficit – including increasing the height of the blocks. JK said that planners will have a say on size of blocks, the impact on neighbouring streets and that 35% of homes will have to be affordable.

8.2 MT asked for clarification on the 35% affordable homes figure and whether this was an overall figure or if it applied to additional homes. JKS confirmed it was to all additional homes.

8.3 AC asked about the redevelopment of the leisure centre adjacent to the site and whether this could have an impact on what could be provided on the KWS site. PH said he was aware of the issue but that there are no plans to redevelop the leisure centre site currently although this could change in the future.

8.4 A stated that any future development of the leisure centre site would introduce level of risk for the KSW redevelopment and that it could take control away from both the community and OH. SPYROS reiterated this and said any redevelopment of the leisure centre

site would have to take into consideration the neighbouring 2 story dwellings and 'step down' to this level.

8.5 LA rounded off by informing the meeting that the next booklet of information highlighting the two most favoured options will be with residents w/c 24th Aug. This will be in time for the next RSG meeting due on 3rd September

9 AOB with OH present

9.1 None

10 AOB without OH present

10.1 RC said that the community should put its case for an October ballot as strongly as possible. MT suggested that he and RC lobby local councillors and the Cabinet member for regeneration to lend weight to an October ballot.

10.2 TRINA asked if the potential delay was a tactic by OH to put the brakes on. RC said that OH want to see this happen as much as the community does and that there is no advantage to OH in delaying. RC added that there is actually a risk to moving the ballot date as MC had already pointed out the danger of the community losing trust in OH as well as the regeneration of the estate

10.3 RCP asked about the Open Communities drop-in sessions in the foyer of Kedge House. RC said he had requested that OH OK these and is still waiting for a response.

Action - OH to get back to RC with answer

10.4 Meeting ended at 8.45

11 Date/venue of next meeting

11.1 Thursday 3rd September – 7pm – via zoom