

## **KSW Resident Steering Group**

Meeting Date 6<sup>th</sup> February 2020 – Barkantine Hall – 7pm

Present	Initial	Others	
<b>Residents</b>			
Gemma Finch – Kedge	GF	PRP Architects x 3	
Trina Morgan – Kedge	TM	Lelia Arefani – One Housing	LA
Rosie Blake – Kedge	RB	Mynul Islam – One Housing	MI
Leanne Ward – Kedge	LW		
Ashley Canaway – Starboard	AC	Mike Tyrrell – Resident Advocate	MT
Michelle Canaway – Starboard	MC	Nancy Astley - ITLA	NA
Marie Batchelor – Kedge	MB		
Maureen Clayton -Kedge	MC		
Amanda Chang - Starboard	AC		

### **1. Welcome**

1.1 MB opened the meeting and welcomed all.

### **2. Apologies**

2.1 Apologies were received on behalf of:

- Roy W
- Theresa Rowlands
- Tony Rae
- Keeley Vincent
- Ray Coyle ITLA

### **3. Minutes of meeting held on the 16<sup>th</sup> January 2020**

3.1 Minutes were accepted and agreed as a true record.

### **4. Matters Arising**

4.1 (8.2) Add an additional matter that RB asked OHG to look into the fact that concierge had not been operational for one week and that this should be reflected in the costs.  
Action : **LA to raise as part of checks into service charge.**

4.2 All action points set out in the minutes had been undertaken. With regards **6.6**, report on procurement of ballot company, LA reported that the preferred company did cover all aspects of the ballot process, from door knocking to electronic responses, however, OHG would be happy to receive any recommendations from the RSG on alternative companies should they be so inclined. MB suggested that this could be briefly discussed with residents under AOB at the end of the meeting.

4.3 Action point **8.5** to be deferred to next meeting as to discuss with RC.

## **5. Feedback report on Decembers Exhibition events and 121's presented by PRP**

5.1 A variety of options had been considered as part of the events including refurbishment and total demolition. This is to enable residents to have a say on all alternatives and provide an evidence base of comments and discussions.

5.2 The favoured option at this stage appeared to be total demolition as it was felt that partial demolition or refurbishment would not deal with the structural defects and problems of the properties, especially Kedge House..

## **6. Design Progress Update - PRP**

6.1 Some very preliminary design options had been prepared looking at both partial redevelopment and full redevelopment of the site.

6.2 It was estimated that a full redevelopment would need to encompass approximately 280 units to enable financial viability. Residents had some concerns over the parking or lack of space for parking for this number of units, and the knock-on effect car free development would have on the area.

6.3 PRP would be looking at the decant process as part of the design options and whether it would be possible to rehouse everyone within the first block completed, but this was very early in the process and no details had been formulated at this stage.

## **7. Landlord Offer – One Housing Group**

7.1 Residents offer and residents charter were being looked at simultaneously and were being discussed by the other resident's subgroup. LA provided some examples of offers that had been undertaken on other redeveloped sites for information.

NA Clarified that any feedback should go back to the subgroup.

## **8. Project programme and general update (One Housing Group)**

8.1 LA confirmed that the full project team was now in place and that further design options would be discussed at an extraordinary RSG on 19<sup>th</sup> March 2020, prior to the drop in events on 26/28 March.

8.2 It was hoped that the RSG would have a copy of the drawings for their meeting on the 5<sup>th</sup> March but PRP have confirmed that they cannot meet this timetable, hence the request that the RSG hold an additional meeting on March 19<sup>th</sup> to see the plans and allow one week for comments prior to the events being undertaken. The RSG were in general agreement that this could be organised.

**Action - RSG Meeting to be arranged for 19<sup>th</sup> March 2020.**

## **9. AOB with OHG**

9.1 LA confirmed that there would need to be an audit of households undertaken prior to the ballot process to assess exactly what sized homes would be required if there was a demolition option chose and ensure that all households were getting what they were entitled to.

9.2 Design and charter should be published 3-4 weeks prior to the ballot and it was hoped that the ballot process would be start by the end of July, finishing in August 2020.

9.3 LA confirmed that a visual engineering survey of Kedge had been undertaken by ARUP and at this stage it was believed that the structure of the building could not meet the necessary standards without substantial work being undertaken and this may mean that refurbishment could be potentially financially unviable. However, all the options needed to be looked at with regards to all the blocks so residents could make a decision based on the evidence.

9.4 Confirmed that while Kedge had a visual engineering survey undertaken by ARUP other blocks would not. This was a specific type of survey employed because of the Kedge being built using the large panel system method of construction.

9.5 Confirmed that residents and leaseholders whose names were on the tenancies/leases would have voting rights in the ballot as would those that had been on the housing list for longer than twelve months.

9.6 RB requested that spot lighting be put up at the entrance of Kedge, as you turn in next to the Leisure centre as it was dark and attracting anti-social behaviour.

**Action – LA to see if this is possible.**

## **10. AOB without OHG present**

10.1 A brief discussion was undertaken about the ballot process and whether residents should look at alternatives. It was recommended that further discussion be

undertaken with RC who would be better placed to advise on what was required for the ballot process.

**11. Date/Venue of next Meeting**

11.1 Thursday 5<sup>th</sup> March Barkantine Hall 7pm.

DRAFT