

KSW Resident Steering Group

Meeting Date 3rd Sept – 7pm – via Zoom

| Present | Initial | Present | Initial |
|------------------------|---------|-------------------------------------|---------|
| Residents | | Others | |
| Trina Morgan – Kedge | TM | Mynul Islam – One Housing | MI |
| Lubo Kostadinova | LK | Emma Leigh Price – One Housing | ELP |
| Maureen Clayton -Kedge | MC | Paul Handley – One Housing | PH |
| Amanda Chang | AC | Mike Tyrrell – Resident Advocate | MT |
| Roy Williams | RW | Ray Coyle – Open Communities - ITLA | RC |
| Maria Batchelor | MB | | |
| Keeley Vincent | KV | | |
| Rosie Blake | RB | | |
| Gemma Finch | GF | | |
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1 Welcome

1.1 RC welcomed all to the virtual meeting.

2 Apologies

2.1 Apologies were received on behalf of:

- Leila Arefani
- Husnara Choudhury

3 Minutes of meeting held on 6th Aug 2020

3.1 Minutes were accepted as a true record of the meeting

4 Matters Arising

4.1 **(6.1) OH to feedback on update meeting with LBTH.**

PH stated that LBTH are quite comfortable with the process thus far and are reasonably happy with the landlord offer as it stands currently and that they are

preparing a written response on this and will be seeking a couple of points of clarification. PH said they did not give a timescale for the written response but would feed back when it arrives.

PH stated that he would be meeting with the LBTH and the Mayor again on the 16th Sept and does not foresee any difficulties coming out on this meeting

ACTION – PH to feedback on both above

(10.1) MT and RC to feedback on consultation with local members

MT said he had written to all local councillors and had telephone conversations with some and that all are aware of progress of the project as well as general concerns around ballot dates

(10.3) OC to provide OH with a risk assessment in order to facilitate drop-in sessions on the estate.

RC awaiting confirmation from OH that drop-in sessions can start from Tuesday 15th Sept.

5 Project programme update - OH

5.1 PH said that the 4th round of consultations was now underway with detailed information on the two remaining options going online as well as being distributed to all homes/ . MI and ELP have started calling residents to ensure they have the information and to answer any questions.

5.2 PH said that some specific questions will be asked of residents in the calls – about how they are likely to vote as well as when residents would prefer a ballot to take place. This information would be passed back to OH Executive Team to inform their decision on a ballot date.

5.3 PH said that there is still a lot of work to be done around the Landlord’s Offer to residents. This includes getting feedback from the LBTH on the draft offer (see 4.1 above). PH said that Planners at LBTH wants to meet with OH to look at designs of the current options on the table to check they are comfortable from a planning point of view **ACTION – OH to report back**

- 5.4 PH stated that there is still a nervousness among the Executive Team to go to ballot while Covid restrictions are ongoing, However PH has met with the Chief Executive and the Executive Director of Development and they are willing to support, in principle, a pre-Christmas ballot as long as LBTH has all the info it requires and that the community are broadly in support of this.
- 5.5 PH said that a pre-Christmas ballot is still deliverable if everything is in place, with a ballot period of the last 2 weeks in November and the 1st week in December. PH said that this is an identical ballot period to their ballot on the neighbouring Bellamy & Bing development.
- 5.6 RC said that the views of the wider estate are needed on this and it is not a decision that should be left to the RSG. PH reiterated that the question about ballot timing would be put to residents in the phone-arounds.
- 5.7 RC asked if there was a timeframe in place to complete the one to ones, given the pressures on time. PH said they would prefer to meet their engagement target (75%) rather than put a timeframe on it. He added that it should be around 2/3 weeks.
- 5.8 LK voiced concerns that there is a lot of consultation regarding tenants but that there is little in terms of figures for leaseholders to think about. He asked specifically about the financial information around the costing of the options.
- 5.9 PH said that an independent company called SQW arrived at the figures after consulting with other planning and cost consultants as well as the local market and build costs. LUBO stated that with all this independent information, why can't leaseholder be given estimates on the cost and value new homes. PH stated that it would not be too difficult to provide estimates of the value of new properties on the site. **ACTION OH to provide information on build costs and local values**
- 5.10 PH stated that the information and figures used to arrive at the costings have to be based on solid information and cannot be plucked out of thin air. LK said that values of between £1m and £1.8m are not unusual locally. PH said that you will not see councils or housing association's building affordable housing on mixed tenure schemes at those values. He said that there will be high-end homes being built locally with these values but that they are investment led and would be of a higher value in terms of amenities – swimming pools etc.

- 5.11 RC asked PH if there is a way to get the information LK requires around cost and values. PH said this should not present a problem and that values are looked at in terms of square footage and that they will be provisional and not exact.
- 5.12 LK then asked about service charge levels of the new homes and if they would be the same as now or a market value service charge. He stated L/Hs would like an estimate within a +/- 5 to 10% as well as information in the potential increase in council tax. PH said the OH are working on estimates of service charges and the problem of higher bandings for setting council tax and will inform the community as soon as it has the information
- 5.13 MT said that LK was right to raise these issues and that moving to weekly meetings to go through the draft residents' charter should hopefully speed up the release of this information
- 5.14 RC said that, in the event of a pre-xmas ballot, there will need to be a speed up in addressing the outstanding questions in the residents charter and that going to ballot, whenever that may be, without addressing the issues, would be a mistake. PH backed this up and said that this could have contributed to the negative vote in the recent Camden project.
- 5.15 PH stated that OH is very much looking to be guided by the RSG in the process - as well as the wider community. He asked if the RSG as a whole were satisfied with the information provided to date and that the RSG has a crucial role in effectively leading the project.

6 Questions from RSG

There were no questions from the RSG

7 AOB with and without OH present

There was no AOB on either

8 Meeting ended at 8.12pm

9 Next meeting on 1st Oct 2020 at 7pm via zoom