

KSW Resident Steering Group

Meeting Date 1st Oct – 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	Andy SQW	A
Keeley Vincent	KV	Leila Arefani	LA
Leane Ward	LW		
Gemma Finch	GF		

1 Welcome

1.1 RC welcomed all to the virtual meeting.

2 Apologies

2.1 Apologies were received on behalf of:

- Rita Cooper
- Husnara Choudhury

3 Minutes of meeting held on 3rd September 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 Statedd that there are no major issues coming from LBTH and that they are quite comfortable with the process thus far. The meeting with the council and the Mayor took place as planned on the 16th with no issues raised as concerns at this stage.

5 Project programme update – OH (1)

5.1 PH said that the current round of one to ones with residents is complete and that 78% of eligibl voters had taken part in the consultation telephone calls and offered their opinions. The main wuestions were about the timing of the ballot and the favouted options. 80% of those who responded were in favour of option 6 – total demolition and rebuild.

5.2 PH then stated that Option 6, based on the analysis by SQW as well as feedback from the community, is the final option moving forward and will be put to One Housing’s Executive Team to formally confirm. He then highlighted that, in addition to the community highlighting option 6 as its favoured option, all elements included in assessing the options were looked at in determining a final option including meeting the residents’ brief, the economic benefits, the implementation of the option as well as financial considerations.

5.3 RC asked that One Housing determine which residents are eligible to vote in the ballot. LA responded that this exercise will begin soon.

RC asked that OH invite all leaseholders who thay had contact details of (email)

5.4 LK said that this was unfair due to the fact that information leaseholders service charges for both final options was not available.

5.5 MT asked about the result for Starboard Way specifically. MI said that 15 of the 20 residents had been contacted and the there was a split of 8 to 7 on the two options. RC stated that the result was on a ballot across all three blocks.

6 Update from SQW

6.1 Andy briefly went through the remaining options and explained the rationale for One Housing choosing Option 6 as the option which would go to ballot early next year.

- 6.2 Andy then explained the reasons why the financial elements of the options had changed between the 3rd and 4th consultation events. He stated that it was a combination of grant funding and increasing the numbers of homes for sale.
- 6.3 LK asked why we had to wait till now for these revised figures to appear and that it was as if they were plucked out of thin air.
- 6.4 RC asked that OH invite all leaseholders who they had contact details of (email addresses) to attend the meeting on the 15th.
- 6.5 LK said that he was not happy that information on service charges for the redevelopment of Starboard Way (Option 5.2) was not available prior to the final decision to go with Option 6. LK then asked how long SQW had been working with One Housing. LA said that they have been in place since January this year.
- 6.6 LK said that One Housing's aim was to maximise profit. PH stated that One Housing is a non for profit organisation as well as a registered charity and pointed out that any surpluses is reinvested back into the business. LK said that he was well aware of the financial situation of One Housing as he had been through their accounts in some detail.
- 6.7 Number of affordable homes in line with LBTH requirements.
- 7 RC asked if the favoured option was the most attractive to One Housing purely from a financial angle. Andy stated that
- 8 RC expressed concern about extensive questions around leaseholder financial issues and that a number of residents had also expressed concern that this could affect them attending meetings.
- 9 RC informed the meeting that One Housing had agreed to meet on October the 15th to discuss leaseholder financial issues. RC asked that all leaseholders who One Housing had email contact with, be invited to the session.

10

Project progress update OH (2).

- 11 LA stated that a February ballot date now looks the most likely outcome although there is still a level of uncertainty and concern within One Housing on having another ballot while lockdown is still with us. - LA Newsletter.

12 RC stated that, now there is a final option on the table to go to ballot, this should speed up and clarify some of the outstanding questions which remain to be answered in the Residents' Charter

13 RC informed the residents that he,

14 Questions from RSG

15 Leanne – move twice

16 MT eligible voters

17 AOB with and without OH present

RC updated the meeting on the weekly drop-in sessions held in the foyer of Kedge House. He stated that it was a positive move as residents are discussing the regeneration of the estate more regularly now. RC then stated that he is engaging with people who have not played an active part in the process to date. He was a bit concerned that residents use it as a way of reporting day to day housing management issues but that this was understandable.

MI said that he would be happy to take all issues of day to day management and repairs issues from Ray and liaise with residents to address them.

18 AOB without One Housing present

18.1 None

19 Meeting ended at 8.20 pm

20 Next meeting on 5th November at 7pm via zoom