

KSW Resident Steering Group.

Meeting Date 5th Nov – 6pm - via Zoom.

Present	Initial	Present	Initial
Residents		Others	
Trina Morgan - Kedge	TM	Mynul Islam – One Housing	MI
Lubo Kostadinova - Starboard	LK	Leila Arefani – One Housing	LA
Maureen Clayton - Kedge	MC	Ray Coyle – Open Communities - ITLA	RC
Sandra Thompson - Kedge	ST	Mike Tyrrell – Residents’ Advocate	MT
Gemma Finch - Kedge	GF		
Marie Batchelor - Kedge	MB		
Keeley Vincent - Kedge	KV		
Leanne Ward - Kedge	LW		
Tony Rae - Kedge	TR		

1 Welcome

1.1 RC welcomed all to the virtual meeting.

2 Apologies

2.1 Apologies were received on behalf of:

Husnara Choudhury

3 Minutes of meeting held on 1st Oct 2020

3.1 Minutes were accepted as a true record of the meeting

4 Matters Arising

4.1 (13) MI pointed out that point 13 was incomplete. RC noted and amended to completed sentence.

5 Project update - One Housing.

5.1 LA said that a newsletter had gone out to all homes to inform them that option 6, full regeneration, was the favoured option to come out of the last consultation event and confirmed this will be the option One Housing takes forward to ballot.

5.2 LA then said that One Housing is still working on agreed timescales and to a February ballot but the further lockdowns could have an impact. She informed the meeting that One Housing has been meeting with Civica (the balloting company) and that they will attend the next RSG meeting in December.

5.3 LA pointed out that the rules on administering the ballot and who can vote are governed by the GLA and the Mayor's office. She said that One Housing have been looking at voter eligibility across the three blocks. This includes looking at who is on the tenancy agreement or lease of each household. One Housing are also in contact with LBTH to find out which family members are registered on the waiting list as they may also be eligible to vote in the ballot

5.4 LA then said that One Housing will write to all households informing them of who will be eligible to vote from each household and that residents should get in touch with One Housing if they do not agree with this.

5.5 LA then stated that there were some people in Starboard Way who indicated, in the last round of consultation, that they wanted their block to remain and who favoured option 5.2 (partial redevelopment). LA said that One Housing didn't want to just leave it at that and that they will be phoning all residents who preferred the partial redevelopment to find out why they were against full regeneration and try to address some of their concerns.

ACTION – One Housing to contact relevant residents

5.6 LA said that One Housing would look to try and address some of the concerns of these residents in the design of the replacement blocks. RC asked if the residents who were against full regeneration were mainly leaseholders. MI said that there were a few

leaseholders who were undecided on the options and a few were against full redevelopment.

5.7 LA said that, in terms of giving residents bidding priority (to move away from the blocks), this would normally be given once the planning application is submitted and that this is the position of LBTH. However, One Housing are meeting with LBTH in January and will be pushing for residents to be given bidding priority on completion of the ballot, if it is a positive vote.

5.8 RC asked when the planning application would be submitted made and how long would the residents have to wait to get bidding priority. LA said it would be around June/July next year if the ballot goes ahead as planned in February and it results in a yes vote.

5.9 RC said that One Housing would benefit from resident getting bidding priority as early as possible as it could speed up the process. He added that the condition of Kedge House might go in favour of the council granting early priority bidding for residents.

5.10 LA said that disabled blue badge or disabled bay spaces would be retained while work is on-going but that this may mean that, as the work progresses, these spaces could move around the estate. LA said she would put this in writing to RC.

ACTION – LA to email RC to confirm.

5.11 MT asked about an issue of some joint tenants in Starboard Way and if they were eligible to vote in the ballot. MI said that One Housing were still looking into this. MT said that this was an urgent matter for those involved and that it needed to be addressed ASAP.

ACTION – MI to progress

5.12 RC stated that there may also be an issue with the leaseholder of flat 7 Kedge House where there are private tenants currently staying. The leaseholder said her

sister was looking after the flat. RC said he had spoken to the tenants who live in the flat and that they say they are the only ones living there.

5.13 RC said that the regular drop-in sessions finished on 3rd November and would pick up again in early December. He thanked the residents who provided information on their utility bills and said these were passed on to One Housing. He also said he provided One Housing with the completed questionnaires of those who want to move away from the estate permanently.

5.14 RC requested information from One Housing on where it owned properties so that residents who wanted to move permanently would have some idea of where they might request. MI said he would provide this information for RC.

ACTION – MI to email RC with information

5.15 LA said that One Housing was carrying out consultation on the make-up of households as well as the ages of people living in the properties and that work on this will continue to be updated in the run up to the ballot.

6 Questions from RSG

6.1 MB asked about residents who had parking bays, especially those who pay for them. LA said that it may be necessary to move places to enable the works to be carried out and that she would liaise with consultants and get back to Marie.

ACTION – LA to respond to MB

6.2 KV asked why the fire wardens were now in place in Kedge House. LA said that a structural survey was carried out earlier this year due the method of construction of Kedge House. The surveyors (ARUP) reported back that the block was safe but that there was a danger that in the event of an exceptional event such as a gas explosion in one of the flats it could present a risk to the building.

6.3 LA said that ARUP recommended to One Housing that, as there was no immediate danger to the building, the use of the 'waking watch' was recommended while consultation

on the future of the building was taking place. The fire marshals were there as an extra layer of safety to look for fire risks and to evacuate in the unlikely event of a fire.

6.4 KV said that putting the waking watch in place immediately after the testing of cladding frightened residents. LA said that ONE Housing had acted in the interest of resident and with the best of intentions and didn't mean to alarm residents and apologised if this was the case.

6.5 MT said that, post Grenfell, no tenant would stay put in the event of a fire and that people will naturally look to evacuate immediately and that the waking watch was to help speed up evacuation in the unlikely event of a fire. MC said she had handed her details to the manager of the fire marshals who told her they would be in contact with her but this has not happened. LA said they would look into this and follow it up and asked that all residents with mobility issues or who are elderly and who would need support in the event of a fire should pass their details on to the fire marshals.

6.6 MB asked how One Housing is going to pay for the Waking Watch given that it will not be passed on to residents and that One Housing has a £¾ m deficit from last year. LA said that she would respond to MT on this.

ACTION – LA to provide information on this

6.7 RC said he would like to continue with the Thursday evening meetings with residents to look at some of the design issues raised by residents, now that we are close to addressing all of the Residents Charter issues.

6.8 LK asked about the timescales of the regeneration and said that when he asked this question at a previous meeting, some people laughed at the question. He said that Paul Handley had stated at a previous meeting that all would be complete within 5 years but that he wanted all residents to know that there will be 6 years of construction work with completion due in December 2028. LA said she had provided the timescales to LK and that this information was available to all residents. RC suggested that this information could be included in one of the pre-ballot newsletters and that it would also be in the formal offer.

6.9 GF said that, regardless of timescales, whether it took 3, 6 or 9 years, Kedge House would have to come down in any case. MB agreed with GF and added that the residents of Kedge House had the option of voting no in the Ballot if they were not happy with the offer. RC added that MB was quite right and that it was down to residents whether or not to accept the offer made by the landlord.

6.10 LA confirmed that the 6 years' timescale would start from when Winch House was demolished and that she would email the info she sent to LK to all Steering Group members.

ACTION – LA to email Steering Group members with the phased timescales of the process

7 AOB with and without OH present

None

8 AOB without One Housing present

8.1 RC asked all to think about design elements of the regeneration and what things people would like to see in a new home as well as what they would not like to see. MT said that he had passed a number of design issues to RC for discussion with the group.

8.2 MB asked if One Housing had responded to the outstanding Residents Charter issues. RC said that he had been informed that PRP are still working on them and he would push One Housing to respond in detail.

8.3 LK said that elderly residents should know about the level of service charges a couple of months before the ballot (Dec) and that he had put this request in writing to One Housing. RC said that this is one of the questions PRP are still working on. MT said that both he and RC have been pushing One Housing for this information.

9 Meeting ended at 8.20 pm. Next meeting on 3rd December at 6PM via zoom.