

KSW Steering Group.

Meeting Date 3rd Dec 2020 – 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
		Ray Coyle – Open Communities - ITLA	RC
Amanda Chang – <u>Starboard</u>	AC	Mike Tyrrell – Residents’ Advocate	MT
Gemma Finch - Kedge	GF	Spyros Katsaros - PRP	SK
Marie Batchelor - Kedge	MB	Munni Musa - Civica	MM
Keeley Vincent - Kedge	KV	Emma Leigh Price – One Housing	EP
Leanne Ward - Kedge	LW	Paul Handley – One Housing	PH
Tony Rae - Kedge	TR		

1 Welcome

RC welcomed all to the virtual meeting.

2 Apologies

Apologies were received on behalf of:

- Husnara Choudhury
- Maureen Clayton

3 Minutes of meeting held on 5th Nov 2020

Minutes were accepted as a true record of the meeting

4 Matters Arising

4.1 (5.5) LA confirmed that EP and MI have been contacting resident in Starboard House whose preference was for the partial redevelopment rather than the more popular option 6. LK said he was not being contacted by One Housing as part of this. MI said that they were contacting [tenants](#) only and this may be why LK was not contacted.

4.2 (5.11) MI said that he has been in contact with the affected residents to confirm a new tenancy agreement will be in place retaining their rights.

4.3 (5.14). RC confirmed he had received information from One Housing on where they had properties and had sent it on to all group members.

4.4 (6.1) LA said that current residents with 'blue badge' disabled parking bays would retain the ability to park on-site throughout the works phase and that all residents who have a parking bay currently, would have one on the new development. Those who have general parking bays currently (20 in total) should be accommodated while works take place but that this needs to be confirmed as it is not 100% guaranteed at this point in the process.

One Housing will know more when the contractor is appointed and the site set-up is known. **LA** said that if there was a shortfall of bays on site while work is in progress, One Housing will work with residents to potentially use nearby parking on One Housing estates. **MB**, in response to **LA**, said that she does not like the idea of walking through the estate for any distance in the early hours of the morning in the dark but that she understood the difficulties involved. **LA** said she will work with people on a one-to-one basis to ensure they have the parking they require.

4.5 (6.6) LA said that all social landlords, as part of their budgeting and forecasting, put a sum of money aside in a contingency fund for unexpected emergency works such as boiler/heating breakdown. This is where the Waking Watch service is being funded from.

4.6 (6.10) LA confirmed that she had forwarded the information on time lines to all group members and that any information going out from One Housing to the wider community will re-iterate this.

5 Civica – The Ballot

5.1 MM Stated that Civica is an independent organisation employed to facilitate the ballot. She said that Civica have facilitated all estate regeneration ballots across London – some 14 completed and 6 in various phases of progress. They offer advice on best practice as well as GLA regulations.

5.2 MM Said that the GLA guidance is for a ballot period of at least 21 days and that Civica recommend a 24-day window to take account of post and the sending out of reminder/duplicate ballot papers. She stated that is the GLA who determine who is eligible to vote in the ballot and Civica enforce this.

She added that letters will go out to all households stating who is eligible to vote and to ask them to respond and register to vote.

5.3 MM Gave a rough timeline of the Landlords Offer going out in January followed by the ballot paper a couple of weeks later with provisional dates of a ballot start on 8th Feb and finish on 4th March. Residents will be able to vote by post, online and by telephone and that a full result would be available within 24 hours of the close of the ballot.

5.5 MM said that Civica will advise on the wording of the 'Landlord Offer' and would update One Housing throughout the ballot period on turnout and the sending out of reminder ballot papers. She added that the Covid19 pandemic has affected the option of them door knocking through the ballot period. Civica will give updates on turnout by block so that resources can be targeted at any low turnout blocks. **RC** said that Open Communities would be door-knocking through the ballot period to ensure the highest turnout possible.

6 Update – PRP

6.1 SK said that PRP are working on the draft landlord offer document to enhance it with visuals and images for the ballot but that it will be consistent with the current draft document. He said that PRP do not get involved in content but that it was the structure and presentation of information that they were looking at and the text of the sections within the draft WORD doc that has gone out to group members are the same.

6.2 SK then touched on the presentation of floor plans and explained that the offer document is a combination of all previous consultation to date and that it ended with a summary of the ballot process.

6.3 RC asked if another draft could go out to the group in the same rough layout of the final document so that residents would get an idea of what to expect. **LA** and **SK** said that this would be possible and that it could be before xmas although she will update us on this

ACTION LA

Completed – Draft Offer Document sent to RSG on 4 Jan 21

6.4 LA asked the RSG to ensure they read the draft offer in its current format and feed back to One Housing. **RC** said that there were still outstanding issues to be addressed – mainly service charge and

council tax costs. **LA** said that the Landlord Offer would deal with over-arching issues such as Right to Return, the size of properties and the offer to leaseholders and that information such as service charge levels and the effects of council tax are still being worked on and will might be ready before xmas.

6.5 MT asked if **SK** could clarify some information within the circles in the draft offer document. **SK** explained this in terms of minimum floor space under current guidance and a comparison with actual current floor spaces in the flats. **LA** reiterated that residents would get a property at least as big as their current home, if not larger.

6.6 LK asked if resident could have a 'sky-view' graphic of how the five new blocks will be positioned on the current site and how high each block will be. **SK** said he would provide this information.

ACTION SK

Completed – sent to RSG on 5 Jan 21

7 Update – One Housing.

7.1 LA said that we have covered most of the issues in the last two agenda items and confirmed Civica's timeline on the ballot, as things currently stand. She added that there is a board meeting at One Housing in the 2nd week in January to get formal approval to move to a February ballot. She highlighted the possibility of further Covid19 restrictions having a negative effect on the ballot date and that One Housing will not go to ballot if door knocking is not an option in the ballot period and one to one engagement is not possible.

7.2 RC said that he would be back in Kedge for the weekly drop-in sessions from Tuesday 8th December. He then asked if tenants were aware of their position re the right to buy. **LA** said that it would only be those who were tenants of the council before the properties were transferred to Toynbee housing association who would currently have the right to buy. **GF** asked when the transfer of the homes between the council and Toynbee took place. **LA** said it was between 2003 and 2005. **GF** said she moved in in 2006 when it was Toynbee owned and managed.

7.3 TM said that she exchanged a property and moved from Alice Shepherd House to Kedge in 2006 and was unsure if she had the right to buy. **LA** said that if the exchange took place after the transfer of stock between the council and Toynbee then she would not have the right to buy. **MT** said that it would be worth looking at the original offer document as part of the transfer to see if residents carried the right to buy with them if you exchanged properties post transfer.

ACTION LA

8 Draft Offer Document comments.

8.1 RC asked all to look at the draft and comment if there are any issues with it or any areas of detail that require clarification. **LA** said One Housing will send out an updated, more graphic version of the draft in the next week or two so that residents can see what the final Landlord Offer will look like when the final version is delivered.

ACTION LA

Completed – Draft Offer Document sent to RSG on 4 Jan 21

9 Questions from RSG

9.1 MB asked about the detail on room sizes and how this can be confirmed pre-ballot. She noticed that kitchen sizes in the proposed new flats are bigger than current sizes and asked if this will mean a reduction in the size of her bedroom or living room. **LA** said she would take this away and speak to colleagues and the architect to see how best to address this. **MB** said that if she was moving into a new home which was larger in overall floorspace than her current property, how would this be divided between the various rooms. **LA** said that she would come back with a response on this before the next RSG meeting in January.

ACTION LA

9.2 RC asked if One Housing had measurements of all existing rooms in all flats. **LA** said that they did. **RC** said that he had spoken to a number of residents who were concerned about losing storage space and that they should measure their storage space so that they get at least the same amount in the new development, if resident vote for redevelopment.

9.3 RC said that he would continue to encourage comments from resident on design issues and that a resident had raised the issue of the provision of cycle parking and storage given that there will be nearly 300 properties on the estate.

10 Any Other Business with One Housing present

10.1 TM asked whether her adult daughter would have the right to buy if she got her own flat in the new development. **RC** explained that only secure tenants of councils have the Right to Buy. However, if your home is transferred from a council to a housing association (like what happened when Tower

Hamlets transferred the homes to Toynbee), tenants in the home at the point of transfer will have the Preserved Right to Buy.

10.2 MT asked **PH** about the current draft offer document and adult children being on the waiting list for 12 months and that this was not a guarantee to get an offer on the new development but to get priority on the waiting list. **PH** said that the council's position on adult children is that if adult children have been in the property for 5 years prior to regeneration they could be offered a property within the borough as part of the decant arrangements and that there is no guarantee that they will be offered a property within the new development.

10.3 MT said that it would be possible for adult children of tenants to be offered a council tenancy away from the development and that in such cases they would have the Right to Buy as council tenants. **PH** said this was the case. **MT** then said that if **TMs** adult child was offered a council property as part of the decant then she would have the right to buy that property.

10.4 LA reiterated that One Housing would get the updated draft of the offer document in graphic form out to the group within the next couple of weeks. She would also get back to **LK** on outstanding issues if not tomorrow then early next week.

ACTION LA

11 Any Other Business without One Housing Group Present

11.1 No AOB

12 Date of next Meeting

12.1 Thursday January 7th January 2021