

DRAFT.

KSW Steering Group.

Meeting Date 4th Feb 2021 – 6pm - via Zoom.

| Present | Initial | Present | Initial |
|--------------------------------|---------|--------------------|---------|
| Residents | | Others | |
| Trina Morgan - Kedge | TM | Mynul Islam – OH | MI |
| Maureen Clayton - Kedge | MC | Leila Arefani - OH | LA |
| Keeley Vincent - Kedge | KV | Ray Coyle – OC | RC |
| Lubo Konstantinova - Starboard | LK | Mike Tyrrell – RA | MT |
| Gemma Finch - Kedge | GF | | |
| Marie Batchelor - Kedge | MB | | |
| Leanne Ward - Kedge | LW | | |
| | | | |

1 Welcome

1.1 **RC** welcomed all to the virtual meeting.

2 Apologies

- Emma Leigh Price

3 Minutes of meeting held on 7th Jan 2021

3.1 Minutes were accepted as a true record of the meeting

4 Matters Arising.

4.1 (6.6) **MI** sent information on number of flats in each block to all Steering Group members on 12th Jan - **COMPLETED**

4.2 (9.1) **LA** explained that it is practically impossible to be accurate on room sizes at this stage but confirmed that current residents will have at least like-for-like and that they are working to the London Housing Design Guide from the Greater London Authority. **LA** added that each flat will have at least 10% of total floorspace as balcony space – IE a 50 Sq. Mtr flat will have a balcony of at least 5 Sq. Mtrs.

MB said her initial query was that draft plans showed a bigger kitchen and smaller front room and this concerned her. But she is now clear that this was for illustration purposes and not the finished plans. **LA** confirmed that residents with 3 double beds will get similar in the new block. **MT** said that because the 3 beds are small, the current guidance means that the new flats would see a gain of around 15 Sq. Mtrs in line with current planning. **COMPLETED**

4.3 (5.14) **LA** confirmed that the heating and hot water subsidy from the Barkantine heat and power network facility was in place for all three blocks – **COMPLETED**

4.4 (5.19) **LA** said that the Planning Consultants were looking in detail at the provision of car charging points that they were being led by current GLA and LBTH guidance. Currently 20% of all parking spaces on new developments should be fitted with charging points and this is catered for within the current plans. **LA** added that there will be 28 parking spaces which meets the 10% of total flats (280) and that all 20 residents with permits will have a space in the new development

MB was concerned about how the 6 (20%) spaces with chargers would be allocated across the 28 residents with spaces. **LA** suggested that those with electric cars may be in pole position. **RC** said that in 5 years' time there will be far more electric cars around than there is now. **LA** said she would discuss this with PRP and One Housing to see if there were any thoughts on this within the organisation.

LA added that retro-fitting of charging points may be a possibility. **MT** added that the infrastructure should be put in place at the outset rather than having to dig up a new estate to install more. **MB** said that it would be foolish not to plan ahead for this, given that petrol/diesel cars are on the way out and most if not all cars in London will be electric in 5/10 years' time.

LK said that he is aware of a development in Becton where retrofitting of charging points has happened and when a lot of cars are charging, the street lighting goes off.

ACTION

LA to discuss with PRP and One Housing and report back on electric car charging facilities in the new development.

5 Update from One Housing

5.1 **LA** reiterated that One Housing will not go ahead with a ballot while the current level of lockdown is in place and that they are waiting for the next planned government update on the pandemic at the end of February before they decide the next steps. She then repeated the process in terms of ballot material going out to residents and that there would be a lead-in period of around 6 weeks for pre-ballot consultation to take place.

5.2 **LA** explained the role of the Pre-Planning Application {pre-app} meetings with LBTH and said that one had been held before Christmas and another last week with a 3rd and final one at the end of February or beginning of March. Planners at LBTH have some views on the positioning of the buildings, in particular the middle building of the three West facing blocks. **LA** said that One Housing and PRP are discussing this and looking at ways to tweak the site and satisfy the Planners if required.

5.3 **LA** said the Planners are particularly focussing on green space and whether it would be better to have one central green space surrounded by three blocks. **LA** added that ONE Housing are keen not to have North facing flats due to light issues.

5.4 **LA** then gave an update on the progress of the Landlord Offer document. One Housing are speaking to the London Communications Agency (LCA) on the development of the draft Offer. This could be ready to go to the Steering Group within a couple of weeks but will not be going out to the wider community at this stage.

5.5 **LA** then updated the meeting on the progress on utility bills, council tax bills and service charges information. She apologised for the delay and explained that the subsidised power supply to the blocks is making it difficult to analyse current utility bills and compare these with post development costs. **LA** then thanked those residents who had provided bills to help One Housing with this. **RC** asked if residents from Winch or Starboard had provided utility bill information. **LA** said that they had information from all three blocks.

5.6 **LA** added that estimates of service charges is nearly complete, and this information should be ready in a week or two. **LA** highlighted the fact that service charge information needs to be clear and

accurate and that she would rather be cautious and get the information correct that rush it out and have to amend it at a later time.

5.7 **LA** then added that One Housing are very close to finalising their figures on council tax uplifts and that this information is with PRP to confirm and release. This information should be available week commencing 15th Feb.

ACTION

LA to update information on council tax, service charge and utility bills

6 Any Other Business with One Housing present

6.1 **MB** informed the meeting that a number of new blocks on the Island have been having problems with bin and rubbish services and that she hoped the same thing would not be happening in the new development. **MT** said that this was nothing to do with the design of the underground waste facilities but was due to LBTH taking the service back in house from Veolia.

6.2 **LA** said that it was not set in stone as yet as to what the refuse service would look like post development but that One Housing is aware of the benefits of underground refuse in terms of environmental health issues but that she would check with PRP on this specific area

6.3 **MT** said he would urge One Housing to incorporate this service in the development as residents will not have refuse chutes in their blocks. **MT** also pointed out that 10% of homes on new development are meant to be adapted for people with disabilities and that they may well have problems using this service because of the design of the bins and bin rooms.

6.4 **MT** added that some underground bin facilities are not wheelchair friendly. **MT** asked **LA** to get confirmation from the council that this is a one-off problem and would not be something which affected residents in the new development.

ACTION

LA to report back on the design of the refuse facility in the new development as well as contacting LBTH to get assurance that this was a one-off incident and not design related.

6.5 **LK** raised an issue about the performance of electricity in new homes. He said that regardless of whether the properties are new, electricity powered flats are not efficient. **RC** said he would forward the information to One Housing so they could comment on it at the March PSG meeting

ACTION

RC to forward information to LA

6.6 **LW** raised the issue of dog fouling outside her window and how this is worse than ever and is a health and safety issue. **LA** said that she would look into what can be done – including putting a fence around the area and report back to the March meeting.

ACTION

LA to report back

7 Any Other Business without One Housing Group Present

7.1 **LK** said that the information he sent to **RC** included information about KWs per year per Sq. Mtr and that this would cost residents £146 per month. **RC** said he would pass this information to One Housing so they could respond at the March meeting.

ACTION

RC to forward information to LA

8 Date of next Meeting

8.1 The date of the next Project Steering Group meeting is Thursday 4th March at 6pm via zoom.

8.2 There will be an informal catch-up meeting with residents, the Tenants Advocate and Open Communities on Thursday 18th Feb at 6pm via zoom.