

## KSW Steering Group.

### Minutes

Meeting Date 1<sup>st</sup> July 2021 – 6pm - via Zoom

Present	Initial	Present	Initial
<b>Residents</b>		<b>Others</b>	
Roy Williams	RW	Mike Tyrrell – Residents’ Advocate	MT
Marie Batchelor - Kedge	MB	Leila Arefani – One Housing	LA
Leanne Ward - Kedge	LW	Paul Hanley	PH
Amanda Chang	AC	Mynul Islam	MI
		Ray Coyle – Open Communities	RC

#### 1 Welcome

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

#### 2 Apologies

Apologies from Maureen Clayton

#### 3 Minutes of meeting held on 3<sup>rd</sup> June 2021

3.1 **RC** said he had had a request from a resident to move the meeting back to 6.30pm from 6pm as people are now returning to work after furlough. It was agreed that this would start on the August meeting.

3.2 **LA** wanted to clarify an inaccuracy in the June minutes.

The June minutes will be re-issued along with these minutes with the correction clearly highlighted.

#### 4 Matters Arising.

##### 4.1 Dog mess

**LW** made it clear that the problem is worse than ever and that she has seen no progress in the provision of signage or planters. **MI** said that the signage would be in place by this coming Wednesday (7<sup>th</sup> July) and that he is in contact with the relevant person at OH re the planters. He said there was a number of options available in terms of the type of planters.

**RC** suggested that rather than leave it another month to see progress, we could pencil this in for the scheduled One Housing/Open Communities/Tenants Advocate meeting on Friday 9<sup>th</sup> July. This was agreed.

## **5 Update from One Housing and questions from RSG**

5.1 **LA** presented an outline where we are in the process as well as the planned work over the coming months leading up to a planning application in June 2022. **LA** confirmed that timelines on the presentation reflect the timelines in the Landlord Offer to residents.

5.2 **LA** said that the detailed design stage will run from July 2021 up until planning application stage in June 22. This will be followed by a 4 month period where LBTH will consider the planning application (July-Oct2022) with a pre-construction period between Nov 22 and Spring 2023 followed by 'start on site'.

5.3 **LA** then outlined the various strands of work involved over the coming months including, planning, design, residents housing needs and appointing a contractor. **MT** asked about when resident will have decant status added to their housing applications. **LA** said this would be as part of the Residents Housing Needs survey taking place in July/Aug.

5.4 **LA** then went through the various design stages and said that the Resident Housing Needs element should be complete by early to mid-August when residents should have their priority bid status in place. Work with individual leaseholders would take place around the end of August. **PH** confirmed that those already registered should have their upgraded decant status very soon after OH meets with LBTH next week.

5.5 **LA** said that resident consultation events would continue throughout the process with three events pencilled in for September this year and February and April next year. **RC** asked if a short report could be produced at the end of each of the stages of the project to keep residents up to date with what has been agreed and what progress has been made. **PH** said that this will be done.

5.6 **RC** asked that the presentation be emailed to all RPG members. **LA** said this would be done.

**ACTION – OH to email timeline to all**

**PH** moved on to the appointment of a delivery partner and said the aim was to have a contractor in place by this xmas.

5.7 **MB** asked if the make up of the RSG would change given that there are residents who want to move away permanently and would not want to have a say in design issues for example. **PH** said this made sense and that it would be down to the RSG to make a decision. **PH** said this will become clearer once the one-to-one sessions with residents have taken place and we are clearer about who is going and who is staying. **RC** suggested that there may also be residents who will want to play a part in the design stage who have not played a part to date and suggested that **RC, MT** and the **RSG** meet up to discuss this.

**ACTION – RC to suggest dates for a meeting**

5.8 **RC** asked for an update on the situation with the neighbouring Tiller Rd leisure centre site. **PH** said that there are a couple of options. OH could buy the site and develop or LBTH could develop the site in close partnership with OH. **PH** said the council are keen to develop what they see as a tired site. They had planned to get back to **PH** by the end of June on their plans and that this has been put back to the end of July. **PH** added that he has told the council that the development of KSW cannot afford to wait on decisions being made, especially with the situation and related costs at Kedge House.

5.10 **PH** said it was slightly concerning that there has been a delay of a month on this but that OH will carry on with the regeneration of KSW regardless. **RC** raised the concern that LBTH, in coming to a decision on the leisure centre site, could have an effect on progress at KSW if they so wished and it suited their agenda. **PH** said that it is the council who will ultimately give permission to continue with the regeneration of KSW so yes, this was a possibility. **PH** added that the condition of Kedge House could play a part given the structural issues there, and that OH will use this as leverage not to delay progress.

5.11 **RC** asked OH to outline the recently announced plan to merge OH with Riverside Housing Association. **PH** said that this was at proposal stage and outlined the size of Riverside in terms of stock (58,000) and geography. It is seen as a merger of equals given the net worth of both organisations and that it is not a hostile takeover but a merger which OH instigated.

5.12 **PH** said that the housing association sector is very challenging post Brexit as well as post Grenfell tower and covid and that there are financial consequences to all of these that housing association need to deal with. **PH** added that OH is able to carry on as it is but because of the aforementioned financial impacts, there would be little chance of growth. This is due mainly to the high number of high rise blocks, being a London based provider, and the costs to remedy them post Grenfell.

5.13 **PH** added that Riverside have very few high rise block so they are not facing the same challenges as OH. **PH** said that a merger puts OH in a stronger position financially in terms of improving current and adding new homes. **PH** added that a merger would give OH more influence in affecting national and local government and place the new organisation in the top 5 nationally in terms of size.

5.14 **PH** said the workforces of both organisation would be largely maintained due to the fact that there is little overlap in terms of stock and that any merger would not impact on the current regeneration proposals OH are involved in.

5.15 **LW** asked if this would offer the possibility of KSW residents moving up north to existing Riverside properties. **PH** said that in principle this is correct and showed a map highlighting where both OH and Riverside has housing stock. **RC** asked if the map could be emailed to the RSG as well as to RC and MT. If the proposals are carried forward it would take around 8 months to complete and for the first couple of years OH would be a subsidiary of Riverside. Then both organisation would merge to become a single housing association

**ACTION – OH to email map to all**

5.16 **RC** asked about the Landlord Offer being between OH and the community. If OH is not around in 3 years' time, what is to stop Riverside saying that the Offer was not made by them but by an organisation that does not now exist. **PH** said that this would result in massive reputational cost to Riverside and that the Regulator for Social Housing would not look lightly on this.

5.17 **PH** said that Riverside also have regeneration projects in London and there will be similar concerns from its communities on this. **PH** added that the chief Executives of both organisations are looking to make a joint on the record statement to reassure all resident that commitments made as part of regeneration proposals are delivered in full.

5.18 **RC** asked about the role of the GLA and the London Mayor in this, given part of the funding for the regeneration comes from the Greater London Authority and is dependent on a community ballot. **PH** said that if there was anything done to contravene the provisions set out in the GLA policy, they could pull the funding.

5.19 **RC** asked about OH retaining its local bases in Camden and on the Island. **PH** said that one of the things that attracted Riverside was the fact that OH are London based and have a strong presence in the city and this would improve the services Riverside could offer to its own residents in the south east. **PH** added that a core element of the merger proposal is that there will be bases in both Liverpool and London.

5.20 **RC** asked that, once the flat in Winch House is ready as a drop-in facility for residents, the joint property map could be displayed as well as a list of areas both organisations have properties in.

5.21 **PH** stated that, in terms of the regeneration projects he is involved in currently, he has no concerns about any negative impact of a merger.

5.22 **LW** said she had received a letter about consultation on keeping the waking watch service in place. **MB** said that it was a letter about the renewal of the fire safety contract which referred to the Waking Watch. **PH** said this was not a letter exclusively to Kedge House but that it would have gone out to a number of places where contacts are due to be renewed. **PH** added that he would clarify the contents of the letter and update at next meeting

**ACTION – OH to report back on the fire safety letter at Aug RSG meeting**

5.23 **MT** asked how many of the properties across KSW are now empty. **LA** said there was around 66/67 occupied – from a total of 72 - and that she would feed back to **MT**. **RC** said he would call **LW** to update her on the dog situation after the catch-up meeting with OH on 9<sup>th</sup> July. **AC** asked **PH** to give her a call. **PH** said he would do this.

**ACTION**

**LA** to feedback to **MT** on void numbers

**RC** to call **LW** on Friday 9<sup>th</sup>

**PH** to call **AC**

**6 Any Other Business with One Housing present.**

None.

**7 Any Other Business without One Housing Group Present**

None

**8 Date of next Meeting**

Thursday 5<sup>th</sup> Aug 2021 – 6.30pm – via zoom