

KSW Steering Group – Minutes.

Meeting Date 5th Aug 2021 – 6pm - via Zoom

Present	Initial	Present	Initial
Residents		Others	
Trina Morgan - Kedge	TM	Mike Tyrrell – Residents’ Advocate	MT
Maureen Clayton - Kedge	MC	Leila Arefani – One Housing	LA
Keeley Vincent - Kedge	KV	Ray Coyle – Open Communities	RC
Rosie Blake	RB	Mynul Islam	MI
Lubo Konstantinova - Starboard	LK		
Marie Batchelor - Kedge	MB		
Leanne Ward - Kedge	LW		
Sachna Ali	SA		
Roy Williams	RW		

1 Welcome

1.1 RC welcomed all to the virtual meeting.

2 Apologies

No apologies were received

3 Minutes of meeting held on 1st July 2021

3.1 Minutes were accepted as a true record of the meeting

4 Matters Arising.

5.6 LA to send RSG members a timeline of the project moving forward.

Completed

5.7 RC to arrange a meeting with group members re the make-up of the group going into the design stage.

This will be discussed at agenda item number 7 below

5.10 LA to email RSG members a map of areas with OH/Riverside properties in light of the pending merger.

Completed

5.22 LA to report back on the letter to all residents of Kedge House from OH about fire safety.

LA said that this was about OH looking to recoup the cost of implementing fire safety issues from the government and not from tenants. The letter went out to all block residents of OH and not just those in Kedge House and it was to let them know that there was a tendering process going on to continue the service.

Completed

5.23 Contacts to be made.

LA to contact MT re number of voids.

RC to contact LW re dog issue.

PH to contact AC.

Completed

5 Update from One Housing and questions from RSG

5.1 LA confirmed that there are three void properties in total. two in Hedge and one in Winch.

5.2 LA said that there is a lot of work going on behind the scenes in terms of administration, post option appraisal process. Consultants need to be appointed/re-appointed for the next phase of work – detailed design and up to planning application submission.

5.3 LA stated that a construction company will be appointed in a joint venture approach. This will involve appointing a 'Joint Venture Adviser' to ensure the appointment is done correctly. LA continued that meetings with all residents will begin imminently to look at housing need across the three blocks as well as decant issues and which residents want to move away permanently.

5.4 MI has met with most of the Winch residents and arranged 1-2-1s and will be starting to discuss these issues with residents of Kedge next week (w/c 9th Aug). MI will then pass this information to the lettings team to ensure residents are registered on the bidding system and have the correct priority rating.

5.5 RC asked if this information gathering will be a standard questionnaire for residents to complete.

LA said that there are a number of questions which the council have to ask and both MI and EL will

be carrying out this exercise. This will include collecting information on additional household members and that proof will be required for all people who live in the properties.

5.6 RC asked what type of information would resident have to show as proof of living in the properties. LA said that, in terms of proving identity. It would be passport/driving license/birth certificate and for proof of residence it would be bills/council tax documentation. LA said that this work will be carried out with the tenants first, followed by the leaseholders.

5.7 LA then went through the timetable for the coming months and said that OH are in the process of procuring a company to help appoint the construction partner. RC asked if there was any progress on flat 4 Winch House being ready to be used as a drop-in facility for residents. MI said that the flat is almost ready and that he would know definite date by this coming Tuesday (10th).

ACTION – MI to inform RC when the flat is ready

5.8 RC asked about progress with the hedge to deal with the dog problem outside LWs window. LA said that OH had ordered a 4–6-foot hedge to go from the edge of the block over to the metal railings. It has been ordered and the invoice has come through. LA said that this should be paid within a couple of days and that the hedge should be on-site within a week or two.

ACTION – LA to update RC on progress

5.9 LW asked MI if he could contact Theresa Rowlands at No 11 Re the housing needs information as it is the only day she does not work. MI said he had spoken to Theresa and had arranged this.

6 Questions From RSG

6.1 RC asked that the RSG is updated every month on the number of void properties in each block. LA said this will be done.

6.2 MB asked about the recent letter received by residents about moving residents out of Kedge House. LA apologised that the letter was worded wrongly and that OH are not looking to empty the block over the next few months. She acknowledged the structural issues with the block but added that they will be looking to empty the block over the next 18-20 months – as planned in the regeneration timetable. LA said that OH will put a newsletter out very soon to ensure resident are clear on this and to correct the mistake.

ACTION – OH to produce update newsletter

7 RSG membership

7.1 RC asked the RSG about how it might operate throughout the detailed design stage. He pointed out that it would not be ideal if the group had input from residents who will be moving away for good and that it should be people who are going to be living in the homes that have a say in the design stage of the process.

7.2 MC said that she would like to continue as part of the group up until such times as she is certain that OH can offer her a property in the area she wants. RC said this was perfectly understandable and that he was not trying to remove people from the group but that it was a group decision on how to move forward.

7.3 RC said that he would use the weekly drop-in sessions to progress this issue and ensure there is a group in place to take the project through the design stage. LA said it was also something they could play a part in when they are carrying out the one 1-2-1s and have a clearer idea of who is moving permanently.

8/9 Any Other Business without One Housing Group Present/Not Present

None

10 Date of next Meeting

Thursday 2nd September 2021 – 6.30pm – via zoom.