

## KSW Resident Steering Group.

### Minutes

Meeting Date – 2<sup>nd</sup> December 2021 – 6.30pm - via Zoom

Present	Initial	Present	Initial
<b>Residents</b>		<b>Others</b>	
Trina Morgan - Kedge	TM	Ray Coyle – Open Communities - ITA	RC
Keeley Vincent - Kedge	KV	Mynul Islam – One Housing	MI
Amanda Chang	AC	Mike Tyrrell – Resident Advocate	MT
Marie Batchelor - Kedge	MB		
Leanne Ward - Kedge	LW		
Tony Rae - Kedge	TR		
Lubo Kostadinova	LK		

#### 1 Welcome

1.1 RC welcomed all to the virtual meeting.

#### 2 Apologies

2.1 Apologies from

- Leila Arefani
- Emma Leigh-Price
- Sachna Ali

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

3.1 Minutes were accepted as a true record of the meeting

#### 4 Matters Arising.

4.1 (6.6) AC said her mum has not completed the one to one yet. MI said that he would contact AC directly to discuss. ACTION – MI to contact AC.  
**COMPLETED**

4.2 (7.3) TM asked about the structure of Kedge House and whether it would be able to withstand the drilling and building of the block replacing Winch House.

**MI** said there will be assessment tests carried out to ensure Kedge House can withstand the effects of building the first new block.

**MI** said that the person from ARUP who will be carrying out this task is on leave and will be back on Monday 6<sup>th</sup> December. **MI** will contact him then and feedback. **RC** asked if an update could be provided on this before the January RSG meeting. **MI** said he will update all with an email as soon as the work has been completed.

**ACTION – MI to update all by email**

4.3 (8.1) **TM** asked for an update from **MI** on her preferred move to Thurrock. **MI** said that there was no response from Thurrock council. **MI** said that Riverside has only 14 properties in Thurrock and that they are looking at stock holdings in other areas that **TM** would be interested in – see 4.4 below

4.4 (8.2) **MT** asked if Riverside had any stock in Thurrock. **MI** said he is trying to get an updated stock list from Riverside but not having much luck. He will pursue this and added that if the merger with Riverside goes ahead as planned, One Housing would be a subsidiary of Riverside early next year and that this should help in getting information on stock and geography.

**ACTION – MI to secure a Riverside stock list.**

**COMPLETED**

4.5 (9.4) **AC** will not be able to attend the exhibition sessions and would like the display boards emailed to her.

**ACTION – PRP or MI to email exhibition boards to AC**

**COMPLETED**

## **5 Update from One Housing**

5.1 **MI** gave an update on the two exhibition events on 16 and 20 November. 40 people attended from 32 different households. PRP are now working on the various comments from residents on design elements such as separate WCs and floor layouts.

- 5.2 The feedback forms have been sent out to those who didn't attend the sessions and one to one sessions will be arranged to complete these. PRP will compile a report of the feedback info and provide to all households. The next planned exhibition is due in the Spring. **RC** asked is all the post-it note comments that residents stuck on the boards will be included in the PRP report. **MI** said this would be the case.
- 5.3 **MI** said that the appointment of a Joint Venture company will start in January with an information pack going out to a number of bidders to kick the process off. He added that the regen team is working with the Joint Venture team within One Housing as well as PRP to see how the RSG can feed into the procurement process.
- 5.4 **MT** said that it was important that residents were involved in the procurement of the Joint Venture and that he is involved in this on the Teviot estate. He added that the developer preferred by the Teviot RSG were appointed and that it was not the company the landlord would have chosen. **MT** added that 'honesty' played a big part in the RSGs choice of company and that the RSG should be involved in the interview process as well as site visits to previous developments.
- 5.5 **RC** said that bidders should also be tested on what they can bring to the table in terms of social value. **MT** added that one in five of the Teviot developer's staff came from the estates they were working on, through training and work experience initiatives. **MI** said that RSG involvement in the procurement process will be discussed at the January RSG meeting as well as a presentation from One Housing on how/what/why go down the route of a Joint Venture .
- 5.6 **MI** publicised the site visit arranged for Saturday 4<sup>th</sup> December to New Union Wharf at 11AM. **MT** asked if we could have room measurements of the rooms as the flats got planning permission before the changes in 2018. **MI** said he would request this information from the developer. **MI** said that they

should know the outcome of the structural condition of Kedge House in terms of it withstanding the demolition and replacement of Winch House. The engineers (ARUP) should have this info by next week

**ACTION – MI to request floor measurements of the flats visited.**

- 5.7 **MI** updated all on the bidding process and residents getting their priority bidding numbers. He added that once the training they are receiving is complete One Housing will be able to register residents and not have to depend on the council to do this.
- 5.8 **TM** said that her daughter now has her bidding number and has been placed on Band 3. **MI** said that any bidding numbers they receive from residents, they will contact the council to improve the banding status by giving them priority status. **TM** asked how long this will take. **MI** said that it should be within 24 hours of receiving the priority bidding number. **TM** said she would email her daughter's bidding number to **MI**. **MI** said he would check out if One Housing would be able to amend the banding, rather than waiting for LBTH to amend them.
- 5.9 **MI** said that having a breakdown of stock from Riverside should help those who want to move to another borough. He added that as of yesterday (1st Dec), One Housing became part of Riverside and they should be able to slowly access their housing stock.
- 5.10 **MT** asked about those residents who may be eligible for the Seaside and Country Homes scheme. **MI** said there is one person he is aware of who is interested in this but that the tenant does not want to move imminently. **MT** said it would be beneficial to get the tenant registered on the scheme ASAP, so that they would be no delays when they want to move. **MT** gave some background to the scheme and said these 2 bed bungalows are still accessible to Londoners who meet the criteria.
- 5.11 **MI** said that they are checking weekly on void properties in areas One Housing has stock, to match properties with decanting tenants as well as

liaising with Riverside as their properties become void. **RC** said that it would be difficult to monitor this effectively without good lines of communication between both One Housing and Riverside.

- 5.12 **RC** asked if there is any progress in starting the 1-2-1 sessions with leaseholders. **MI** said that One Housing have met with solicitors to go over the leases. He added that letters will be going out in early January to arrange 1-2-1 sessions. One Housing need to ensure leaseholders are aware of their options. **RC** said that the timeline for this had slipped from November to January and could leaseholders be confident that this would take place in January. **MI** said this is the plan.

## **6 Questions from RSG**

- 6.1 **TM** asked about the areas Riverside have stock in. **MI** said that he had shared the list with **MT** and **RC** and that he needed to get clearance on sharing this with a wider audience.

**ACTION – MI to get clearance on sharing Riverside stock information.**

- 6.2 **RC** said that things will take a bit of a dip over the festive period but that meetings will continue in the same vein on the 1<sup>st</sup> Thursday in January. He added that PRP are working on some workshops in January/February where they can address some of the specific design issues brought up at the recent exhibition events and that other site visits will also be happening.

## **7 Any Other Business with One Housing present.**

- 7.1 None

## **8 Any Other Business without One Housing Group Present**

- 8.1 None

## **9 Date of next Meeting**

- 9.1 Thursday 6<sup>th</sup> January 2022 – 6.30pm – via zoom