

## KSW Steering Group.

### Minutes

Meeting Date 14<sup>th</sup> October 2021 – 6.00pm - via Zoom

Present	Initial	Present	Initial
<b>Residents</b>		<b>Others</b>	
Lubo Kostadinova - Starboard	LK	Ray Coyle – Open Communities - ITA	MT
Keeley Vincent - Kedge	KV	Leila Arefani – OH	LA
Marie Batchelor - Kedge	MB	Mynul Islam - OH	MI
Leanne Ward - Kedge	LW	Emma Leighprice - OH	EL
Tony Rae - Kedge	TR	(One Housing)	(OH)
Sachna Ali - Kedge	SA		

#### 1 Welcome

1.1 RC welcomed all to the virtual meeting.

#### 2 Apologies

2.1 Apologies from Mike Tyrrell

#### 3 Minutes of meeting held on 2<sup>nd</sup> September 2021

3.1 Minutes were accepted as a true record of the meeting

#### 4 Matters Arising.

4.1 Item 4.2 OH to consider alternatives to the ill-fated 'hedge' which was put in place to stop people walking their dogs by the block. LA said they are now looking a big heavy wooden planters positioned across the grass to block access. LW asked about the gaps between the planters and why a simple fence could not be put in place. LA sympathised with LW and said she is not sure either but that OH are insistent that it cannot be done. LA said they could be in place within 3 or 4 weeks

RC suggested that Open Communities contact the relevant person within OH to see if it would help address the issue. LA agreed this would be a good

idea. **LW** asked if someone could pick up the hedges that were planted. **LA** said she would speak to someone at **OH** about this.

**ACTION – RC to contact OH directly about the on-going issue**

4.2 One Housing to produce updating newsletter - **DONE**

## **5 Update from One Housing**

5.1 **LA** said that the team were continuing with the 1-2-1s across the three blocks. This was on whether tenants want to move permanently or return to the new block as well as getting tenants linked up to LBTH bidding system if they are staying within the borough.

5.2 **LA** added that further information being collected from tenants is household make-up. The team have met with 31 of the 33 tenanted properties in Kedge House (94%), 9 of the 10 tenanted properties in Winch House (90%) and 54% of the tenanted properties in Starboard Way.

5.3 **LA** then said that **OH** then contact LBTH with the household make-up info in order to get tenants who want to stay within the borough on to the council's bidding system. However there has been a problem over the last 6 weeks in getting this completed. There is a problem with the system and it has not been working for the past 6 weeks.

5.4 People who are on the bidding list are unable to get their bidding priority increased. **LA** added that some good news is that once the system is back working, **OH** will be provided with a log in, so that they can input the info instead of waiting for the council to do it.

5.5 **LA** said that once the last of the tenants have completed the 1-2-1 information, work will start on gathering information from leaseholders – this is likely to be at the beginning of November

- 5.6 **RC** asked if the council had given any indication as to when the problem with the bidding system would be fixed. **LA** said that they were unable to say. **RC** said it was frustrating as this was the main question tenants were bringing to the drop-in sessions.
- 5.7 **RC** said that some tenants would like to go on OHs transfer list as well as having priority bidding on the council's bidding system. **LA** said that they would have to go through the council's common housing register for properties inside the borough. If they were interested in moving out of the borough then they would have highlighted this at the 1-2-1 sessions with the team, letting them know which areas they are looking at so that **OH** could then look at what availability it has in those areas,
- 5.8 **RC** asked if information could be provided in the drop-in session flat on how tenants could go about all of this? **LA** said that they are meeting with the **OH** voids team on a weekly basis to find out which properties have become void across all boroughs. **LA** added that they can then monitor this and potentially link voids across London with any requests from tenants.
- 5.9 **RC** asked how tenants would find out about void properties across London. **LA** said that if **OH** has the information on where tenants would consider moving to, and void properties came up in those areas, they could match this up. **LA** said there was no formal system in place to help with this and that it will be down to **OH** keeping a close eye on tenants' preference and linking this with void properties at their weekly meetings with the voids team
- 5.10 **RC** asked if the void property information was available to be put in 4 Winch House for tenants to see. **LA** said that there is an internal spreadsheet which is continuously updated and that there are quick turnaround time on voids.
- 5.11 **RC** asked if the team had numbers on the tenants who wanted to move permanently. **MI** said they do not have exact numbers handy but that this information has been collated and is in table format. **LA** confirmed that the 1-

2-1 sessions are providing this information and that they are monitoring tenants requests and linking them with the weekly voids list.

- 5.12 **LA** then went through the next steps in terms of the detailed design of the flats in preparation for a planning application next summer. There will be a couple of exhibition events with the architects in attendance on Tuesday 16<sup>th</sup> and Saturday 20<sup>th</sup> November in the Barkantine community centre which will remind everyone where we are and look at details such as windows, balconies, room layouts etc.
- 5.13 **RC** said he had delivered a flyer to all flats re the timing of the drop-in sessions as well as asking residents to come forward and play a part in the design stage. He said that no-one had responded to this as yet.
- 5.14 **RC** asked if it would be possible to arrange a site visit to a newly developed block so as to keep momentum going – as there is not a lot going on, on the surface, currently. **LA** said **OH** would be happy to look at this and visit other new blocks to see what residents liked or dislikes about them.
- 5.15 **LA** mentioned a potential visit to New Union Wharf estate on the east side of the Island. Some parts of the estate were designed by PRP architects who are working on KSW. The block is managed L&Q housing association. **LA** added that it is a phased development so some tenants had already moved into their new homes and that it was possible, on a previous visit, to get access to the inside of a new flat.
- 5.16 **LA** said that **OH** are waiting to here back from the developers about when more flats are ready for move in so that tenants can go along and see the flats when they have just been completed. **RC** said that this could be a way of encouraging new residents to play a part in the design stage.

**ACTION – OH to look at possibility of a site visit before xmas**

## **6 Questions from RSG**

- 6.1 **KV** asked about the recent evacuation from a block in Bow. **LA** said it was of a

similar construction to Kedge House but that there are no plans to evacuate Kedge and that advice from ARUP (engineers) is that as long as the Waking Watch is in place and the building is not exposed to danger, the current situation is not expected to change. **LA** will confirm with OH that this is the current position.

**ACTION – LA to report back on OHs intentions with Kedge House**

- 6.2 **LK** had technical problems engaging with the meeting. **MB** asked if there could be some indication at the next RSG meeting of the info that will be displayed at the two meetings at Barkantine community centre on 16<sup>th</sup> and 20<sup>th</sup> November. **LA** said they should be able to show some draft info at our next meeting on 4<sup>th</sup> November.

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

- 7.1 **RC** asked if he could have keys for the block notice boards. **EL** said she would chase this up.

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

None

**9 Date of next Meeting**

- 9.1 Thursday 4<sup>th</sup> November 2021 – 6.30pm – via zoom