

## KSW Steering Group.

### Meeting Date 4<sup>th</sup> March 2021 – 6pm - via Zoom

Present	Initial	Present	Initial
<b>Residents</b>		<b>Others</b>	
Trina Morgan - Kedge	TM	Mynul Islam – OH	MI
Maureen Clayton - Kedge	MC	Leila Arefani - OH	LA
Keeley Vincent - Kedge	KV	Ray Coyle – OC	RC
Tony Rae - Kedge	TR	Paul Hanley - OH	PH
Lubo Konstantinova - Starboard	LK	Mike Tyrrell – RA	MT
Amanda Chang - Starboard	AC	Emma Leigh Price -OH	EP
Marie Batchelor - Kedge	MB		
Leanne Ward - Kedge	LW		
Roy Williams - Kedge	RW		

#### 1 Welcome

1.1 RC welcomed all to the virtual meeting.

#### 2 Apologies

No apologies were received.

#### 3 Minutes of meeting held on 4<sup>th</sup> February 2021

3.1 Minutes were accepted as a true record of the meeting

#### 4 Matters Arising.

4.1 (4.4) LA said it is still too early to say how the parking areas will be as there is still debate over the layout of the new blocks. 20% of the 28 spaces (which is 10% of the number of flats) will have charging points as it stands. LA said that 20 residents currently have permits and they will have a parking space. Also, the total number of spaces will reduce over time as people move away or give up their cars. This will increase green space. LA added that the design of the parking will make it easy to add new charging points if required in the future and that capacity will be there to deal with this.

**MB** said that there is a regeneration development in the borough currently where every parking space will have a charging point at the outset and that it would be more cost effective to provide these at the outset. **LA** said that, over time, car parking will reduce in line with council policy.

**COMPLETED**

4.2 (5.7) **LA** said that this will be covered in the One Housing update in the next Agenda item.

4.3 (6.4) **LA** said that as it stands there is space for ground floor bin storage if underground bins cannot be provided but that the final design has still to be agreed with the council's planning department. It will be detailed design stage where the final decisions are taken on this.

**COMPLETED**

4.4 (6.5) **RC** forwarded the information to **LA**.

**COMPLETED**

4.5 (6.6) **MI** said that he is talking to the Estates Service and Property Management Teams about potential remedies to the continued dog fouling. **LA** said they would follow up on this and report back at the April meeting. **MI** said they are looking at a clean-up for now and that any potential fencing/hedging remedy would take more time to agree and implement. **LW** said the grass area outside her window does not get cleaned at all. **MI** said that he would liaise with **LW** separately and **LA** said they would push for the clean-up to happen asap and report back on potential hedging/fencing at the April meeting

**ONGOING**

4.6 (7.1) **RC** provided the information to **LA**

**COMPLETED**

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

5.1 **LA** went over the figures for the new council tax estimated bandings in comparison to the current bandings/charges. One Housing will pay all of the difference between old and new charges for the first year, 66% of the difference in the second year and 33% of the difference in year 3. Residents will then pay the full amount of the new charge from year 4 onwards.

5.2 **LK** said he had sent One Housing information 5 months ago saying that a property valued at £600,000 would fall into Band G. He asked why One Housing are saying that an £800,000 property would fall in to Band F. **LA** said that the figures are estimates at the moment and that there may be

different designs to flats which could affect value. **LA** added that the information provided residents with figures on the maximum they would pay as well as the minimum and that resident can see how they will be affected on a best- and worst-case scenario.

5.3 **MT** took over chairing the meeting at this point due to **RC** having technical difficulties. **MT** asked for clarification on the difference in value for a 3-bed flat - between £600,000 (**LK**) and £800,000 (**LA**). **LA** said that the level of council tax is based on the value of properties in 1991, when council tax was first used and is calculated from there. **PH** said One Housing would not put out comparison information on council tax estimates unless it had been thoroughly checked and that both the council and the financial consultants (**SQW**) had checked the figures.

5.4. **MT** asked if the question from **LK** about bands G and F could be addressed at the next RSG meeting. **LA** said she would update

**ACTION – LA to update on value of properties and banding especially in relation to 1991 values**

5.5 **LK** asked why the figures on council tax were shown as monthly and not annually. **LA** said this was because resident normally paid on a monthly basis. **LK** said he can see that the calculations are right but that it should be shown as an annual increase rather than a monthly increase so that residents can see how much it will cost over the whole year. He added that this is how the council inform resident on the annual increase.

5.6 **MT** asked **LA** how this information will go out in the Landlord Offer. **LA** said that the information will be provided in its current format and tenants can look at this and make a decision on it. **MT** asked if the financial information can be displayed in both annual and monthly figures. **LA** said that she would report back on this.

#### **ACTION**

**LA to inform RSG if difference in Council Tax figures will be displayed in annual as well as monthly format in the Landlord Offer**

5.7 **LK** pointed out that there will be additional increases in the future – as council tax costs increase on an annual basis and that this should be highlighted. **LA** said that annual increases on council tax will happen regardless of property types/values as it is the council who decides on the level of increase annually. **LK** said that a 5% increase on £1,000 is a lot less than a 5% increase on £2,000. **PH** said that One Housing had no control over council tax rises and that the information provided in

the Landlord Offer was to give residents as much clarity as possible before they cast their votes and that One Housing will try to ease the burden of the increase with the planned three years of picking up all or some of the difference.

5.8 **LA** then went through some comparisons of energy use between the current buildings and the new properties. The Barkantine Heat and Power Network is an agreement between the council and the supplier (EDF) that the council would subsidise the cost of heating and power. **LA** added that One Housing are not party to the agreement and that it expires in 2025 and is unlikely to be renewed so costs are likely to increase for residents on expiry of the contract.

5.9 **LA** pointed out the current energy use is based on information provided by residents, and compared this to estimated use in the new homes based on industry standards. These figures were analysed by PRPs energy consultancy team.

5.10 **LA** said that they would normally provide the costs at this stage but this was difficult due to the Barkantine Heat and Power subsidy. **LA** highlighted a typo where the 3 & 4 beds in Starboard Way showed left over information from when option 5 was still on the table. This will be corrected in the Landlord Offer. **LA** stressed that these figures were estimates and may change as design of the new building and material become clearer.

5.11 **LK** said that Starboard Way is not connected to the heat and power network. **LA** and **PH** stated that Starboard Way is connected to the heat and power network according to the contract between Tower Hamlets and EDF. **LK** said that One Housing should stop playing games with all the small print at the bottom of each page and that the document is bizarre. He queried what the 14,000 KWs was on the Starboard Way 3 bed properties. He said that 14,000 KWS of gas is 2.5 pence on the market. but with electricity it is 15 pence which is a huge difference.

5.12 **PH** said it was difficult to give monetary estimates of what the figures will be as there is a lot of unknown information at the moment especially around the current subsidised provision. **PH** said that it is still unclear whether the new blocks will be able to connect the current heat and power network. He added that the GLA will expect One Housing to reconnect to it assuming it is carbon neutral by 2030. EDF have said they will work on this but it is not clear what will happen at this stage in terms of who will be supplying the power and whether or not it will be subsidised.

5.13 **PH** said that currently gas is cheaper than electricity but that this will change over time and may not be the case in 5 years' time. What is known is that the new properties will be much more carbon neutral and energy efficient. **AC** requested information on Starboard Way and the heat and power network as her mum is with British Gas and not EDF. **MT** said that there are now two residents who say they are not connected to the heat and power network and could **LA** feedback on this for the next meeting

**ACTION – LA to check Starboard Way is connected to the EDF heating system**

5.14 **LA** said that the small print mentioned by **LK** is there to show how the figures were arrived at and the font size can be increased. **PH** asked **LA** what the small print consisted of. **LA** said it was information used by PRP to estimate energy use based on heating and hot water but not on things like appliances.

5.15 **MB** asked about the 2 bed flats and the 64% energy reduction and if this was based on current usage and not what might be used if the current heat and power system was not in place. **LA** said that there are 2 parts to energy bills. The first is what you have used and the second is the cost per unit. One housing has concentrated on the usage (based on information provided by residents) as the subsidy in place means it would not be accurate to use the cost element of bills. **MB** asked if this meant that, even if costs increased, the reduced usage would counteract this. **LA** confirmed this is the case.

5.16 **LK** questioned the figures around a 1 bed in Kedge house and said it would mean only 3.5 KWS a day. **PH** said the figures are produced by energy consultants and not by One Housing. **LK** then asked why the difference in the usage of three bed flats one being 2,700 KWs and the other over 5,000 KWs. **LA** said she would raise this with the consultants and feed back

**ACTION – LA to clarify figures**

5.17 **LA** then shared the timetable for the ballot programme now that easing of pandemic restrictions is happening. Ballot starts 26<sup>th</sup> April and end on 19<sup>th</sup> May – run by Civica. One Housing has a finalised list of voters. All voters will receive a letter w/c 22<sup>nd</sup> March asking them to register anyone in their opinion who is entitled to vote and is missing to vote in the ballot. There will be a three-week period to register. Door knocking will take place from Early April. WC 12 April the Offer Document will be ready. Surgeries/gazebos etc will be used to ensure all resident have access to advice.

5.18 **MT** said the Landlord Offer will be ready by 12 April and that the RSG would have to see a final draft before it is produced. **LA** confirmed that the RSG will see it before it goes out to the wider community. **LA** added that residents will be able to vote via postal voting, online voting and text voting. **MT** then invited questions on the ballot process. No one took this up.

5.19 **LA** said a newsletter on the ballot process and the main landlord commitments will go out next week. **MT** asked **LA** to include contact details for himself and Open Communities for residents to have access to independent advice.

5.20 **KV** asked if she could have a bidding priority now as she does not want to come back to the new build. **LA** said One Housing may not have properties in areas residents might wish to move to but that they will support them in trying to access properties outside of One Housing's stock. **KV** said they wanted to stay local for work and family commitments. **PH** said that residents can move away permanently. **MH** added that it is unclear as to when residents will be given priority but that he hopes it might be after the ballot if it is a yes vote.

5.21 **PH** added that One Housing are meeting with the council later this month and they will push for priority status after the ballot, given the situation at Kedge House - that it will be coming down regardless of the ballot result. This could work in residents favour.

5.22 **PH** said they did not have the info on service charges but this will be forwarded as soon as it's available.

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

None

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

7.1 **MT** said that discussions are continuing on the two moves issue – to get it included in the Landlord Offer. Adult children will get an offer via priority list. **LW** asked if they had to be on the waiting list at the moment. **MT** confirmed this. **LW** said her son is 17 but he needs his own home.

**ACTION - MT said he would check this with OH**

**MB** asked about those who were taken off the waiting list when it was changed recently.

**ACTION - MT said he would double check on this with OH.**

6.2 **LK** asked about information he requested on gifting equity to leaseholders. One Housing said that the council had informed them they do not support this approach but that the information cannot be shared. **MT** said he had seen the correspondence and he will check with the council and will put this point to them.

**ACTION – MT to feedback**

**TM** said her daughter was told she earned too much money and would not qualify for her own place and so could not go on the Housing List.

**ACTION – MT to report back**

## **8 Date of next Meeting**

8.1 The date of the next Project Steering Group meeting is Thursday 1<sup>st</sup> April 2021 at 6pm via ZOOM.