

KSW Steering Group.

Meeting Date 1st April 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
Tony Rae - Kedge	TR		
Lubo Konstantinova - Starboard	LK		
Marie Batchelor - Kedge	MB		
Leanne Ward - Kedge	LW		

1 Welcome

1.1 RC welcomed all to the virtual meeting.

2 Apologies

Apologies from Gemma Finch, Husnara Choudhury and Mynul Islam

3 Minutes of meeting held on 21st March 2021

3.1 Minutes were accepted as a true record of the meeting

4 Matters Arising.

4.1 (6.6) **The dog mess issue remains to be fully addressed**

ONGOING

4.2 (5.13 and 5.16) **Connections to the EDF heating system**

COMPLETED

4.3 (7.1) **LW said her son is 17 but he needs his own home.**

LA said that the Landlord Offer has been amended to state that adult children who had lived in the property for 12 months would be accepted on to LBTH Common Housing Register and would be given bidding priority. LW also confirmed that tenants would be given priority bidding A status which is the highest and that adult children would be given the next priority down.

MT also confirmed that the proposed changes to the waiting list where some people were being removed by the council is not now taking place. He also confirmed that there was an increase in the earning levels of resident before being barred from a place on the waiting list.

COMPLETED

4.4 (6.2) **The gifting of equity to leaseholders.**

Both **MT** and **RC** confirmed that this is the case with most local authorities in the regeneration process and that their focus is on the provision of more new affordable homes than offering gifts to leaseholders.

COMPLETED

5 Update from One Housing and questions from RSG

5.1 **LA** confirmed that the Landlord Offer would be sent out on 28th April and residents should have it the following day. **RC** said it might be a better idea to hand deliver the document so that we are sure that everyone received a copy. **LA** agreed this could be done.

5.2 **LA** confirmed the dates of the ballot period would run from 28th April to 21st May. She added that OH staff as well as **MT** and **RC** would be out on the estate in the weeks leading up to the ballot to answer any questions residents might have about the content of the Landlord Offer. **MT** and **RC** would also be on the estate throughout the ballot period to encourage a high turnout and to answer any questions from residents.

5.3 **LA** also said that meetings were ongoing with the council on issues such as the Common Housing Register and that tenants will be given priority status to bid for properties immediately after a yes vote – if that is the outcome of the ballot – rather than having to wait until after planning permission has been approved.

5.4 **LA** confirmed that the pre-application meeting with the council went positively but that they had raised an issue about the layout of the blocks. They prefer a design where there is a bigger communal area in the centre with a block along the front of Tiller Rd. **LA** produced some plans to explain the detail.

5.5 **LK** suggested that the proposed changes to the layout of the blocks could have an impact on timescales in completing the build. **LA** said she did not think the overall time frame would change much but that there could be a change in the phasing of the development due to the varying heights of the building as a result of the council's preferences.

5.6 **MT** said that the revised plans could be positive as the communal space looks like it would only be accessible for residents and that other local residents would not have easy access. **LA** agreed with this.

5.7 **LA** stated that given the council are happier with this design, it would be best to ensure this was reflected in the Landlord Offer and asked for any comments in this from residents. Both **MT** and **RC** said this would be the right thing to do. There were no objections to this from residents.

5.8 **LA** then stated that there was the possibility of having a community facility in one of the larger (12-15 story) blocks. Residents did not offer any comments on this and **LA** asked them to give it some thought and it could be discussed at the detailed design phase.

5.9 **LA** then went through some of the detail in the Landlord Offer, including adding the commitment that those tenants in one-bed flats in Kedge House will be getting a minimum 56 sq. metre flat. **LA** also stated that the council tax estimated payments will be shown as annual as well as monthly figures to reflect residents concerns and there will be estimates of tenants and leaseholders service charges. **RC** asked that estimated service charges also be shown as annual as well as monthly amount to give residents a clearer idea on costs.

5.10 **LA** said that final service charge amounts will depend on the services provided and further discussion around this will be picked up at the detailed design stage.

5.11 **MC** asked about the Tiller Rd leisure centre being part of a bigger development and that this was in the draft Landlord Offer. **LA** said that PRP had included this accidentally and that it will not be in the final Offer to residents.

5.12 **LK** asked about access from the Printworks site. **LA** said One Housing are pushing back on the council who would like to see an access point between the site and Tiller Rd. However, it may have

to be in place the council insists. **LA** said the new estate will be fully enclosed with Secured by Design status to minimise the impact of any access route through.

5.13 **RC** thanked the RSG and **MT** for the input over the last 18 months in what is a quite trying set of circumstances and that the input of the RSG was central to a positive outcome. **MB** also added that it has been a long process but that it is not the end. There is still a long way to go on details of design post ballot.

5.15 **MT** thanked everyone for taking part and said that his job is to ensure the views of tenants are heard in this process. This has been the case and he looked forward to discussions with resident and clarifying issues in the lead up to the ballot. **LA** thanked everyone for their input to date and looked forward to the Landlord's Offer going out to residents and the subsequent ballot period.

6 Any Other Business with One Housing present.

6.1 **LA** asked if residents from other local estates could have a look at the Landlord Offer as they will be going through a similar process. There were no objections to this.

7 Any Other Business without One Housing Group Present

None

8 Date of next Meeting

There will be no more meeting of the RSG prior to the ballot taking place. Meeting will pick up again to look at the design aspects of the new homes/blocks