

## KSW Resident Steering Group.

### Minutes

Meeting Date – 6<sup>th</sup> January 2022 – 6.30pm - via Zoom

Residents	Initial	Others	Initial
Trina Morgan - Kedge	TM	Ray Coyle – Open Communities - ITA	RC
Amanda Chang	AC	Mike Tyrrell – Resident Advocate	MT
Marie Batchelor - Kedge	MB	Leila Arefani – One Housing	LA
Leanne Ward - Kedge	LW	Emma Price – One Housing	EP
Lubo Kostadinova - Starboard	LK	Megan O’Sullivan-Day - One Housing (JV)	MO
		Max Gregory One Housing (JV)	MG

#### 1 Welcome

1.1 RC welcomed all to the virtual meeting.

#### 2 Apologies

2.1 Keeley Vincent and Tony Rae

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

3.1 Minutes were accepted as a true record of the meeting

#### 4 Matters Arising.

4.1 (4.1) Completed

4.2 (4.4) MI to confirm with Riverside that their property list can be made available to residents. LA said that she has not had an opportunity to discuss this with MI as he has been off sick recently. LA to discuss with MI and update.

**Action - Property list sent to RC - COMPLETED**

4.3 (4.5) Completed

4.4 (5.6) Completed

**5 Update from One Housing.1** LA said that the long awaited fence will be put in place at Kedge house on Monday 10<sup>th</sup> and Tuesday 11<sup>th</sup> January.

5.2 Structure of Kedge House. LA said that there were differences between actions taken at Clare House in Bow, which is a large panel structure building, similar to Kedge, as it is over twice the height and there would have been more serious issues with evacuation in the event of a fire.

5.3 LA added that Clarion Housing Association (the landlord of Clare House) had not responded to OH on a request for more details about the block. LA said that she had been in contact with OHs fire safety team and they had confirmed that their view is that the difference in heights of the two block meant that Kedge House could be evacuated a lot quicker than Clare House and that the additional 'waking watch' made it much less of a risk.

5.4 LA said that in the view of OHs Internal Maintenance Department as well as ARUP's last report, carrying out construction work some 20 metres from the block should not be problematic to its structure/safety. LA added that ARUP are ready to look at the situation again but that this would be best carried out once we are clearer on the design aspects of the new building and that this might be around May/June this year.

5.5 LA said that in order to review the survey work already carried out, ARUP would need more detailed information on how many floors, how far away from Kedge would the new building be and how deep the foundation would need to be – and that we are not at this stage of the design work yet.

5.6 MT added that it, in addition to the design of the building, it is important that the construction company are aware of the Kedge House problems and they are able to deal with this.

5.7 LA said OH will be starting the leaseholder negotiations this month. A letter will go to all leaseholder homes next week (WC 10<sup>th</sup> Jan). The initial meeting with leaseholders will be exploratory – to find out what each leaseholder wants to get out of the deal – whether they want to move away or come back etc.

**ACTION – Letter to go to leaseholders re initial meetings**

- 5.8 **MT** suggested that OH draft a template of the various offers to leaseholders so that he and **RC** could look at it before it goes out and check that it mirrors what went out in the Landlord Offer. **LA** said this would not be a problem but it would not be in the next letter to go out. It will be further down the road once the initial meetings had taken place.
- 5.9 **RC** asked about resident and non-resident leaseholders. **LA** said that there may be different meeting arrangements with non-resident leaseholders.
- 5.10 **LA** updated on progress in the priority bidding process. The regen team at OH have taken on responsibility for getting residents signed up with the priority bidding information due to problems at LBTH as well as staff shortages at the lettings team at OH. OH now have access to the system and **MI** has undergone training on how to sign tenants up and get their priority status and has signed up a couple of tenants to the system.
- 5.11 **LA** said she would pick this up with **MI** when he returned to work. It appears it can take 2/3 hours to sign one person up so it will not be completed quickly. **RC** asked if those tenants who have been chasing this for some time can be prioritised. **LA** said this was not a problem and the **MI** would pick this up on his return.
- 5.12 **LA** said that they have made initial contact with some of the local authority areas that tenants wanted to move to on a permanent basis but that there has not been much of a response from them.
- 5.13 **TM** said that her daughter's bidding number is now active and wondered how long it would take for her to be offered somewhere suitable. **LA** said that her number would not have the priority status linked to it yet. She asked **TM** to leave it with her for a few days and she would liaise with **MI** when he returns.

**ACTION – MI to contact TM re her daughter's priority bidding number - COMPLETED**

- 5.14 **LA** gave an update on the exhibition event held in November outside Kedge House. 30 households attended the event over the two sessions. **LA** added that, because of the Xmas break and issues with staffing, the one to ones with residents for feedback on the event have not taken place yet but would be done over Jan/Feb. The aim is to achieve the desired 75% turnout for consultation events. **LA** said that PRP will attend the next RSG meeting to give more feedback on the November event

**ACTION – One-to-ones with residents on event feedback to begin**

5.14 **RC** asked about the next design exhibition event that was planned for February. **LA** said this would not now be taking place but that there would be some workshop events looking at design issues. **RC** asked if PRP could produce some general information on the November exhibition for those residents who did not attend the event. **LA** said PRP will produce a report on the feedback from the event and this would go to every household as well as on to the OH web site

**ACTION – PRP to produce report on November event**

5.15 **LA** then presented information on the next steps through the coming year. Planning application due in early 2023. The Joint Venture partner should be on board in June/July this year. Design consultation will continue through the year – up until planning application

5.16 OH will continue talking to tenants about decanting with those who want to move early being a priority. Discussions will continue to take place with tenants throughout the year about ensuring their housing need is met and that their specific design wishes are also recorded in terms of separate bathroom/WC – open plan kitchen/living rooms etc.

5.17 **LA** said that there could be a workshop/drop-in session on ensuring the community are aware of the role of the Joint Venture.

## **6 Presentation by MO and MG**

6.1 **MG** and **MO** delivered a presentation on an introduction to Joint Ventures, the process in appointing one and how it all works. This included PowerPoint slides on;

- Structure of the JV team
- What is a Joint Venture
- Other One Housing Joint Ventures
- Why enter into a Joint Venture?
- Key Objectives of the Project
- What is Compliant Procurement
- The Procurement Process
- Project timeline

## **7 Questions on JV Presentation**

7.1 **MT** asked who would be coming to RSG meetings once the JV is in place - would it be the regen team along with someone from New Business & Partnerships – Regen – Construction. **MO** said that a key representative from each of these will be attending RSG meetings. **LA** said that the regen team will continue to attend RSG meetings to build on the relationships built over the past 3 years.

7.2 **RC** asked who would be the major partner in the venture. **MG** said that all One Housing's JV projects were split 50-50 in terms of costs/risks etc. He added that OH, being the freeholder, have a different relationship with the JV partner in terms of the private residents and the social housing residents.

7.3 **LK** asked about which organisation might apply to be the JV. **MO** said the contract will be open to all organisations who access the Tender Portal. **LK** asked for the names of the companies who expressed an interest. **MG** said this is not a problem – they can give info on which organisation expressed an interest and which followed up with a formal bid.

**ACTION – MG to send list of interested organisations to RC – COMPLETED.**

7.4 **MG** explained the role of the RSG in the procurement process and that there will be a number of questions shaped and asked by the RSG to form part of the scoring of bidders. The RSG will also meet the shortlisted organisations in informal walkabouts on the estate.

## **8 Any Other Business with OH present**

8.1 **TM** asked if everyone in the household keeps their parking permits as her daughter has one and needs to retain it when she moves. **LA** said that she thinks it will be OK to use the permit as long as it was in LBTH and it was her current car. **LA** added that she would not be able to park in 'car free' developments but would have to use on-street parking. **LA** added that she was not 100% sure about this detail and would check with Paul Handley at OH and feedback.

**ACTION – LA to feedback on current parking permit holders when they move**

8.2 **RC** asked why the wooden climbers in the play area had disappeared? **LA** said she would check this out with OH and feedback.

8.3 **RC** then raised the concern of Riverside being the landlord in a couple of years and the potential effect this might have on the promises made in One Housing's Landlord Offer, given that One Housing will no longer be around – and also given the history of the ownership of the homes changing hands previously. **LA** said that a newsletter went out in December saying that all promises in the Landlord offer will be honoured. Also, the Landlord Offer forms part of the negotiations with potential Joint Venture organisations to ensure they are honoured in full.

## **9 Any Other Business without OH present**

9.1 **MB** said she will not be able to attend the Feb 3<sup>rd</sup> RSG meeting but would like to be in on the site meetings with the JV organisations. **RC** said he will note this and that it might be best to look at a small sub-group of the RSG to meet the JV organisations.

9.2 **LK** asked how long it would take the council to give a decision on the planning application one it has been submitted. **RC** said that the council will act quickly on the planning application and they will have a good idea what will be in it given there will be a continuous conversation between the council and One Housing on the content of the application.

9.3 **AC** submitted a comment on the 'chat' facility but **RC** was for some reason unable to access all of it. **RC** to clarify the message for next meeting

**ACTION – RC to clarify chat message at next meeting**

## **10 Date of next meeting**

10.1 Date of the next meeting – February 3<sup>rd</sup> at 6.30 via zoom.