

## KSW Resident Steering Group.

### Minutes

Meeting Date – 9<sup>th</sup> June 2022 – 6.30pm - via Zoom

Residents	Initial	Others	Initial
Marie Batchelor - Kedge	MB	Ray Coyle – Open Communities - ITA	RC
Trina Morgan - Kedge	TM	Mynul Islam - OH	MI
Leanne Ward - Kedge	LW	Soundous Serroukh - OH	SS
Lubo Kostadinova - Starboard	LK	Mike Tyrrell – Housing Advocate	MT
Gemma Finch - Kedge	GF	Sophia Checkdounf - OH	SC

#### 1 Welcome

1.1 RC welcomed all to the virtual meeting.

#### 2 Apologies

2.1 Sachna Ali

#### 3 Minutes of meeting held on 19<sup>th</sup> May 2022

3.1 Minutes were accepted as a true record of the meeting

#### 4 Matters Arising

4.1 (5.3) OH to provide LK with detail of how the JV partners will be chosen – in terms of scoring for quality/cost/legal etc - **COMPLETED**

4.2 (5.5) OH to confirm the length of time a valuation on a leaseholder property stands. This was said to be 6 months - **CHECK**

4.3 (5.10) See 5.1 below - **COMPLETED**

4.4 (5.12) See 5.4 below - **CHECK**

4.5 (5.13) RC has met with the Riverside contacts he is working with on another London regeneration project to discuss any help they might provide in the decanting process.

They are having similar problems in locating decant properties for the project as there is very little Riverside stock in London. Riverside are having to access temporary accommodation in the private rented sector for tenants - **COMPLETED**

4.6 (5.16) See 5.5 below - **COMPLETED**

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

5.1 **MI** said he has sent a list of out-of-borough moves to the Lettings Manager. Discussions will then take place with managers at other London boroughs as well as local housing associations. **MI** added that One Housing is currently supporting another housing association with void properties and would look to make this a two way support process.

**ACTION – MI to confirm the name of the partner housing association**

5.2 **MI** said that the Lettings Manager is on holiday until the 20<sup>th</sup> June and would pick up the detail on her return

5.3 **RC** asked **MI** if the new Lettings Manager would attend the next (July) RPG meeting to go over the process and reassure tenants that work is going on in the background to speed up the decant process. **MI** said he would contact the Lettings Manager and ask.

5.4 **MI** said that Riverside have not yet responded to a request for contact details of their Lettings Managers and that he will continue to chase this.

5.5 **MI** said that a mistake was made, when empty properties in Kedge House appeared on the bidding lists and it has now been corrected and that the lettings team are aware that no empty properties in any of the three block will show on the bidding site moving forward.

5.6 **MI** said that a new team member will be starting on 13<sup>th</sup> June (Sean Simpson) and that a newsletter containing the pictures of all three new team members will be delivered in the next couple of weeks so that residents are aware of them and they have the

contact details of all team members. RC asked if the newsletter could also be put up in the drop-in flat

**ACTION – Newsletter to be delivered and put up in No 4 Winch**

5.7 **MI** said that another tenant in Winch House has signed a new tenancy agreement and will be decanting soon. This is the 2<sup>nd</sup> decant from Winch House

5.8 **MI** updated on the procurement of the Joint Venture (JV) partner. Both candidate organisations will submit their final bids with One Housing by 16<sup>th</sup> June. One Housing will then look at the final submissions and make a decision in early July.

5.9 **MI** said that **SS** has been calling around the leaseholders asking permission to share their contact details with the valuer of the properties in order to progress this. **LK** said that he will not require a valuation at this time.

5.10 **MI** said that a letter will be going out to all residents by the end of June to confirm all households' housing need/requirements. This will determine what size of property you will be moving back into – based on the information gathered by One Housing from residents at the end of last year. Residents will have a couple of weeks to ask any questions and check the information is correct.

5.11 **TM** asked how long it takes the council to contact you once you have bid for a property. **MI** said that it is usually a week or two for an applicant to be short-listed. **TM** said she had bid on a couple of properties and was No1 on the list for both but hadn't heard anything for three weeks. **MI** said that sometimes tenants who have given their Notice to Quit, change their minds. **TM** provided **MI** with the address for him to check out and report back

**ACTION - MI to check the situation with the two properties**

5.12 **MT** said that the landlord of one of the properties was Poplar Harca and asked Mynul to contact Baha at Poplar Harca and his opposite number at East End Homes to clarify.

**ACTION – MI to contact both organisation to find out about the two properties.**

5.13 **MI** said that One Housing only finds out if a tenant has been offered a property if the tenant tells them. The receiving landlord nor LBTH informs one Housing and this is why it is important that tenants let One Housing know when they are offered and accept a property.

## **6 AOB with One Housing present**

6.1 **GF** asked **MI** for clarity on her son's bidding number and why she was asked about the 2<sup>nd</sup> bedroom. **MI** asked **GF** to forward him the email she received from the lettings team and he would seek clarification

**ACTION – MI to contact the lettings team and report to GF**

## **7 AOB without One Housing present**

7.1 **LW** said that the planning application for the Belamy/Bing site has been put on hold until a site visit has taken place. **MT** asked if it was because of the height of the building. **LW** said this detail was not on Facebook and that planning was already in place until Mount Anvil made alterations to the plans.

7.2 **RC** said that this could be an issue here, as Mount Anvil may be the JV partner and push for alterations here. It is important that we keep our eye on the promises already made.

7.3 **MB** said that, given planning permission has been granted, you would think a site visit would have already taken place. **MT** said that this will be the first time the planning committee would have met since new councillors were elected in May.

7.4 **TM** gave her apologies for the July meeting as she will be on holiday

## **8 Date of next meeting**

Thursday 7<sup>th</sup> July 2022 at 6.30 via zoom.