

KSW Resident Steering Group.

Minutes

Meeting Date – 7th April 2022 – 6.30pm - via Zoom

Residents	Initial	Others	Initial
Marie Batchelor - Kedge	MB	Ray Coyle – Open Communities - ITA	RC
Sachna Ali - Kedge	SA	Mynul Islam - OH	MI
Leanne Ward - Kedge	LW	Leila Arefani - OH	LA
Lubo Kostadinova - Starboard	LK	Mike Tyrrell – Housing Advocate	MT
Trina Morgan - Kedge	TM	Sophia Checkdounf - OH	SC
Marie Batchelor - Kedge	MB		
Keeley Vincent - Kedge	KV		
Roy Williams - Kedge	RW		

1 Welcome

- 1.1 RC welcomed all to the virtual meeting.

2 Apologies

- 2.1 Gemma Finch

3 Minutes of meeting held on 4th March 2022

- 3.1 Minutes were accepted as a true record of the meeting

4 Matters Arising

- 4.1 (8.1) Issue around parking permits and residents taking them to decant properties. **LA** said that residents with current on-street car parking permits should ensure, when moving temporarily, that they move to a development where there is parking. Moving to a car-free development will mean you do not get a parking permit – the council will not allow this. Residents with a current parking bay will have a bay on return to their new flat.

- 4.2 **LA** added that if the advert on the council's bidding system does not state that it is car-free, you should be able to apply for a parking permit. **TM** asked what the situation will be for residents moving away permanently. **LA** said they would have to ensure they do not move to a car free development. **MI** said that he told residents they would keep their parking bays on return to the new development.
- 4.3 **TM** said that she was told by **MI** pre ballot that she should apply for an on-street permit as she should be able to use it anywhere in the borough. **MI** responded that residents with bays will have a bay in the new development and that, for temporary moves away, things will be governed by the landlord you move to. **MT** said that all new developments are car-free but if you have an on-street permit and your estate is under regeneration, you should be able to keep your permit.
- 4.4 **MT** added that the new development will be car-free except for those currently with parking bays and that all existing resident with on-street permits will have access to on-street permits. **MT** added that residents would not have voted 'yes' if this was not the case.
- 4.5 (5.7). **MI** has spoken to Theresa about her daughter's problems with getting on to band A for bidding. **COMPLETED**
- 4.6 Shelley Keegan at No 38 Kedge enquired about the 1-2-1 interviews. **LA** said that she has had her interview and has provided her housing need requirements including the adult child situation. **LA** said that staff shortages have impacted on the completion of the 1-2-1s and that the team will contact Shelley again to double check they have all the correct information required

ACTION OH to contact Shelley at No 38 Kedge to ensure they have all the required information.

5 Update from Housing and Qs from RSG

5.1 **LA** said that the team had now reached the target 75% of residents completing the 1-2-1 interviews. PRP are currently working on the report on the feedback, which includes the information gathered at the November design event on the estate. The final report should be with OH within a week. **LA** added that the report can be emailed out to residents and that it will also be available on OHs web site as well as via a link on the next newsletter.

ACTION – OH to email the report to RC and MT – RC to forward on to RSG members

5.2 Update on decant. **LA** said that focus, in the short term, is on signing residents up to the bidding system and decanting residents from Winch House as well as residents from Kedge and Starboard who have stated they would like a quick move.

5.3 **LA** added that the majority of residents in Winch House are signed up to the bidding system and some are now actively bidding for properties. One resident has moved out so there are now two empty properties in Winch House. **LA** added that all those in Kedge who want to move quickly have got their bidding number. This will also be the case in Starboard once the new staff members are in place.

5,4 **RC** asked about the situation with the new block and how new foundations would affect Kedge House. **LA** said that the focus for now is appointing the Joint Venture partner. Then work can start on looking in detail at the Winch replacement block and the implications of this on Kedge.

5.5 **LA** explained how moving ‘guardians’ into empty homes can prevent squatters moving in and also help to prevent ASB issues around empty properties. The Guardians are on a short term licence and can be moved on very quickly. OH has started looking at procuring a company which provides this service.

5.6 **LW** asked if she could move into a two bed flat in Kedge House when one became available. **LA** was unsure about this but would ask the relevant questions and feedback.

ACTION – LA to feed back on moving LQW into a 2 bed flat

5.7 **LA** said that OH has started a conversation with leaseholders on the options available to them. OH is in the process of appointing a valuer to value the properties. **RC** asked what would happen if leaseholders were not happy with the valuation. **LA** said that in this case the leaseholder could appoint their own accredited valuer and OH would pay for this.

5.8 **LA** updated on the process for appointing the Joint Venture partner. Both candidates have visited the estate and met with **LW, MB, MT** and **RC** in a meet and greet situation. The deadline for submitting their final bids is tomorrow (8th April). **LW** asked where the interviews will be taking place. **LA** said they will be at the Millwall office on the afternoon of the 26th April.

5.9 **LA** added that the submitted written bids will be scored along with the formal interviews and it is expected that the successful candidate will be appointed in July. **RC** asked if he, **LW, MB** and **MT** could have sight of the relevant parts of the formal bids in preparation for the formal interviews on 26th. **LA** said this will be done.

ACTION – Relevant parts of the bids to be emailed to MT and RC

5.10 **LA** added that it is important, once the Joint Venture partner is in place, that every household's housing need is established, including preferences around open plan -V- separate kitchens/bathrooms, city views etc.

5.11 **LA** said that there will come a final cut-off point, probably around autumn this year, where all preference information has been gathered and fed into the design of the new blocks and if there are any changes to needs/preferences after the cut-off point, these will not be taken into account for individual residents. There will also be a cut-off point for estate based parking permits.

5.12 **LA** added that, once all the needs/preferences information is in and the design of the blocks are finalised, it will not be possible to change individual needs/preferences to address potential changes such as adding another bedroom. This could result in a

family moving to a flat with a different outlook or on a higher/lower floor than they initially stated in order to meet the new housing needs requirements.

5.13 **MT**, in clarifying, said that if a household's circumstances change after the cut-off point, they may not get their first preferences in terms of, for example, a city view. The household will get a home to fit their NEEDS but their preferences may be affected.

5.14 **LA** said that a newsletter will be going out around May/June which will highlight the new staff who will be in place over the next couple of weeks (including SC who will be regeneration co-ordinator) as well as two new regeneration officers. **LA** added that she will be taking some annual leave over May/June so will miss out on both RSG meetings.

5.15 **RC** asked if the new staff will be trained in the same way as **MI** was, in getting residents on to the LBTH system. **MI** said that there may be some potential for this and that he would ask LBTH for additional log-ins to their system. However he added that it would be more likely that the new staff will support with the decant/bidding process. **RC** asked if the new staff could use **MI's** log-in but **MI** said LBTH are very strict with this type of information and he would not like to risk the chance of being blocked from logging in.

5.16 **RC** asked if both Joint Venture candidates had confirmed they could do the formal interviews on 26th April. **LA** said that she would double check with the two candidates and confirm.

6 **Any Other Business with OH present**

6.1 **TM** asked **MI** if there was any progress with looking at areas to move to on a permanent basis. **MI** said there was a slight delay in looking at this as the new staff member was not yet in place. **MI** said this should be rectified this coming week.

6.2 **TM** asked whether OH were aware of a resident in Kedge House was tipping the contents of their cat litter tray out the window. **MI** said that he was aware and that the property manager was sending a letter out to all residents in the block about it. **TM** said the letter has not gone out yet. **MI** said he would chase this and try to identify the culprit.

ACTION – Letter to all Kedge residents about this

6.3 **LW** said that this will need to be cleaned up from the roof as the smell would get worse in warmer weather. **TM** said that she does not open the window anymore as some of it actually came through her window. **MB** said that the culprit needs to be identified and other cat owners in the block are not affected by this.

ACTION – MI to ask the property team to clean it up

7 Any Other Business without OH present

7.1 **TM** said she was sure OH said on-street permit holders were told that they would keep their permits as long as they stayed in the borough. **RC** said that the big message around parking was that those with a parking bay on the estate would have a parking bay in the new development. **RC** added that resident with on-street permits need to be careful not to bid on car-free developments.

7.2 **TM** said that the developments with parking facilities on the bidding system were in worse condition than the estate. **MT** said that page 27 of the Landlord Offer covers the point about moving back to the new development and having a parking bay if you have one already.

7.3 **MT** added that there may be an exception to keeping your on-street parking permit depending on how many bedrooms are in a property. **MT** said he would check this out and report back

ACTION – MT to check on keeping parking permits on car-free developments depending on the number of bedrooms in the property

7.4 **LW** asked **MT** about her chances of being allowed to move to a two bed flat in Kedge when these become available. **MT** said he had seen this happen before. He added that that we should re-start our Friday catch-up sessions with OH to pick up on these issues for residents. **MT** added that he was pleased to see that Guardians will be used to look after properties that would otherwise be empty

ACTION – RC to contact OH to set up a meeting and discuss LWs issue

8 Date of next meeting

Thursday 5th May 2022 at 6.30 via zoom.