

**KSW Resident Steering Group.**

**Minutes**

**Meeting Date – 7<sup>th</sup> July 2022 – 6.30pm - via Zoom**

<b>Residents</b>	<b>Initial</b>	<b>Others</b>	<b>Initial</b>
Marie Batchelor - Kedge	MB	Ray Coyle – Open Communities - ITA	RC
Trina Morgan - Kedge	TM	Shaun Simpson - OH	SSI
Leanne Ward - Kedge	LW	Soundous Serroukh - OH	SS
Keeley Vincent - Kedge	KV	Mike Tyrrell – Housing Advocate	MT
Gemma Finch - Kedge	GF	Leila Arefani - OH	LA
Sachna Ali - Winch	SA		

**1 Welcome**

1.1 RC welcomed all to the virtual meeting. 7<sup>th</sup> July

**2 Apologies**

2.1 Mynul Islam  
Sophia Chekdouf

**3 Minutes of meeting held on 9<sup>th</sup> June 2022**

3.1 Minutes were accepted as a true record of the meeting

**4 Matters Arising**

4.1 (5.5) OH to confirm the length of time a valuation on a leaseholder property stands. This was said to be 6 months. RC said that there is no statutory period a valuation lasts for but that common practice is 6 months. LA added that it is more down to the valuers on how long the valuation lasts.

## 5 Update from Housing and Qs from RSG

- 5.1 LW asked about the situation with TM (TMs connection to the meeting was poor due to her being in her car) and the fact that she has bid for properties and has been No1 on bids but is not getting any follow-up information. MT said that TM bid and was No1 for an East End Homes property on Seysell Street and LW said she also bid and was No1 for a property on the Teviot Estate and she has heard nothing about them both.
- 5.2 LA said that Mynul and Emma had been taking residents through the bidding process and added that she is not sure whether One Housing's lettings team was helping behind the scenes. She added that there are people who are working on other regeneration projects which are further along in the process and they might be able to answer questions around a lack of communication when bidding for properties.
- 5.3 LA added that these people may be better placed to attend an RSG meeting to answer questions around allocations/lettings/bidding etc. MT said that this could be a good introduction to the decant booklet already requested. LA said that she will put something together for the next RSG meeting and invite along the best placed person to address the issues.
- 5.4 LA said she would look into getting the contact details of Riverside lettings managers to help with decants out of the three blocks.

### **ACTION – Progress contact details of Riverside lettings managers**

- 5.5 LA said that the bids from the two candidates going for the Joint Venture role are being scrutinised and a decision should be made in the 1<sup>st</sup> or 2<sup>nd</sup> week of August. A brief zoom session will be held with LW and MB in attendance along with MT, RC and staff from One Housing to look at how the scoring went and how One Housing arrived at its decision before the formal announcement.

- 5.6 LA added that an informal social event will be held with the successful candidate shortly after the announcement to give the community the opportunity to meet them and vice-versa.
- 5.7 RC asked why there was a delay in announcing the JV partner as the original plan was to announce the result in the first week of August. LA said that she was unsure of the reason for the delay as she expected the partner to be in place on her return from annual leave. She added that she cannot foresee any further delay beyond the 2<sup>nd</sup> week of August
- 5.8 LA said that a confirmation letter will be going to all residents to double check that One Housing has the correct information on housing need and make up as well as specific resident requests which could be delivered as part of the process. This included things like open-plan and which direction residents wanted to face etc. Residents will then have two weeks to respond to the letter to confirm (or otherwise) that the info is correct.
- 5.9 LA said that there were now two void decant properties in Winch House (in addition to drop-in flat) and that there is one void decant in Kedge as well as two 'conventional' voids. There are now a total of 6 voids.
- 5.10 RC asked that a graphic be produced for the drop-in flat showing progress in decanting and that this could encourage residents to be a little bit more pro-active in decanting as the number of families living in the blocks reduce. RC added that MI agreed to produce something at the last RSG meeting
- ACTION – MI to produce graphics on decant position for the drop-in flat**
- 5.11 SS has been contacting leaseholders to arrange valuations of their flats and ensuring data protection regulations are being adhered to in terms of personal information going to the valuers so that they can contact the leaseholders.

5.12 MB asked for an indication as to when the valuers will be contacting her – as she provided her contact details six weeks ago. LA said that she is playing catch-up after her long break and that she would get back to MB with the information

**ACTION – LA to contact MB with the information**

5.13 LW said that she would like to put her son's name down for his own place as he has just turned 18 but that he is not quite ready to move yet. MI to liaise with LW to progress.

5.14 RC asked if there is a point at which One Housing will not go beyond in terms of picking up any increase in rent as part of the decant process. A tenant currently in a one-bed property has asked for clarity on this as he will not bid for properties if One Housing does not pick up all of the uplift in rent. LA said that in practice increases of up to £50 a week are common but she will discuss with colleagues before giving a definitive response

**ACTION – LA to feedback information on increases in rent and at what point OH will not pick up increases in rent in decant properties**

5.15 RC said that he will start compiling a list of general housing management issues and passing to SSI to address, rather than have them clog up discussions at the RSG meeting. RC added that his colleague Jen Pepper will be standing in for him at next week's drop-in session.

5.16 RC suggested that the August bank holiday weekend could be a good opportunity for the informal social event introducing the community to the newly appointed Joint Venture partner. LA said this might be an option and that she would discuss with colleagues.

5.17 LW asked RC if there was any response from MI on the changes to the code used to access Kedge House and the issue with fobs. RC said that SSI had been in touch to say the fobs cost £20. LW said that MI had asked her for the code so that he could check

it but that she had not heard back from him. SSI said that he would contact LW directly by phone tomorrow.

**ACTION SSI to call LW re access code/key fobs**

**6 AOB with OH present**

None

**7 AOB without OH present**

None

**8 Date of next meeting**

Thursday 4<sup>th</sup> August 2022 at 6.30 via zoom.