

KSW Resident Steering Group.

Minutes

Meeting Date – 6th October 2022 – 6.30pm - via Zoom

Residents	Initial	Others	Initial
Marie Batchelor - Kedge	MB	Ray Coyle – Open Communities - ITA	RC
Trina Morgan - Kedge	TM	Mike Tyrrell – Housing Advocate	MT
Leanne Ward - Kedge	LW	Soundous Serroukh - OH	SS
Keeley Vincent - Kedge	KV	Leila Arefani - OH	LA
Lubo Kostadinova - Starboard	LK	Sofia Chekdouf - OH	SC
Gemma Morgan - Kedge	GM	Shaun Simpson - OH	SSi
Sachna Ali - Winch	SA	Mynul Islam - OH	MI
Amanda Chang	AC		

1 Welcome

1.1 RC welcomed all to the virtual meeting.

2 Apologies

2.1 No apologies were submitted

3 Minutes of meeting held on 4th August 2022

3.1 Minutes were accepted as a true record of the meeting

4 Matters Arising

4.1 (6.8) MT asked if Paul Hanley at One Housing had progressed MTs suggestion that the G15 housing associations come up with a pool of properties across London and the South East for use in decant situations. LA said that she would raise this with PH.

ACTION

One Housing to feedback on this as a way forward – **First raised in July 2022**

4.2 (5.11) Rosie Holder of OH to report back on how some other landlords were decanting their tenants into properties before the properties appeared on the

council's bidding site. LA said OH had been in touch with Poplar Harca who said they were using a Local Lettings Plan (LLP) to get around not having to advertise the properties on the councils web site.

LA said this was unusual as LLPs were normally used to house people in a new build block and it was unusual to use them in a decant situation. LA to feed back at next meeting on more detail and if OH could go down this road. RC asked if OH were aware of what Poplar Harca were doing. LA said OH were not sure on this but would report back with more information at the November meeting.

ACTION

LA to report back on this in November

MT said that he was aware the East End Homes were using a Common Housing Register to help in decant its tenants. MT said he would pass this report on to LA

ACTION

MT to pass on to LA

- 4.3 (5.15) Another resident has now moved out of Kedge House. The move is not decant related. There are now 4 void properties in Kedge and three in Winch.
- 4.4 (5.17) LA to send RC and MT the current version of the draft decant guide for residents.
- 4.5 (6.1) Staff of OH are using parking on the estate as their own private spaces. MI said that he contacted the person involved to stop using tenants parking spaces but he had seen the car there since telling him. GM said that the culprit has now moved to another space on-site.

LW said that there are sometimes 4/5 OH vans on site – taking up visitor sites all weekend. LK said he has pictures of 4/5 vans on site over the weekend and that he had spoken to the owners but they were not concerned. MI said he would look further into this and contact the Estate Management Services and respond

ACTION

MI to report back in November

5 Update from One Housing

- 5.1 LA confirmed there would be 5 voids in Kedge by next week and three in Winch. The OH newsletter will be delivered at some point next week with updates on bidding, decanting etc. Also updates on contact details of the decant team.
- 5.2 LA said the original timetable to appoint a Joint Venture (JV) partner was to be completed by August but that this has slipped somewhat. This delay has been largely down to the current climate of build costs, shortages in labour/materials, inflation and rising interest rates affecting the cost of borrowing.
- 5.3 This has resulted in additional negotiations with the bidders around costs moving forward. The aim is to complete these negotiations by the end of October and appoint the preferred JV partner in November. RC asked if these issues could put the appointment in jeopardy – LA said this should not be the case.
- 5.4 LK asked about the effects of higher interest rates on borrowing and how this might affect the project. LA said this was part of the conversation with the potential JVs and that both parties are aware of these potential problems. RC asked if Megan could attend the November meeting and update on detail and current position. LA said this could be done

ACTION

LA to invite Megan to Nov meeting

- 5.5 TM asked if there were any updates on tenants seeking properties outside London. MI said they are now directly in contact with the right people at Riverside and have given them a list of areas that residents are interested in. LA added that they are also in regular contact with the OH voids team to keep an eye on properties that come up – outside of the borough.

5.6 LA said that using 4 Winch as a meeting place raised Health and Safety issues at OH. RC said that the flat could easily accommodate 10 people around the table in the room. LA said that they were happy with 7/8 maximum. MI suggested a hybrid meeting where some residents could link in remotely.

5.7 LA suggested going back to OH and suggesting a max of 8/10 people. MT suggested that only RC and one other from OH be in the room with the rest joining remotely and this would leave enough space for residents. RC suggested that one of the larger voids in Kedge could be used as a meeting place. LA said she would look into this and respond

ACTION

LA to report back in November

6 AOB with OH present

None

7 AOB without OH present

7.1 There was a general concern about the time it is taking to appoint the JV partner. LK doubted, given the current economic and financial situation whether a JV partner will be appointed.

7.2 LW said that OH are letting the estate deteriorate and that services were poor and getting worse. There has been no concierge service all this week and residents are paying for this service. The garden areas are a mess and the bins are full of dog muck. RC asked LW to keep a record of how many days the block has no concierge service and report back at the next meeting

7.3 LK asked what the cleaning was like in Kedge – as it is really poor in Starboard. LW said that the cleaner was off for a month and the replacement was hopeless. LK said that charges for cleaning was £9,000 a year for cleaning the corridor and little else.

7.4 MT said that rents might only go up by 5% rather than the annual rate of inflation plus 1%. With building cost inflation running at 25% and a cap on rents, this will lead to problems in the sector. MT added that he doesn't expect there to be a halt on progress but that projects could be done in phases.

7.5 LW said that the repairs service is poor and the tenants have radiators that do not work and we are moving into winter. RC suggested that the local housing officer might do a weekly surgery in one of the void flats in Kedge – to try to address the growing estate management problems. All agreed that this would be a good idea.

7.6 GM said that her service charge bill was more than it should have been and that she is owed £1,000. MT said that GM will not receive this in a lump sum but OH will adjust next year's bill to even things out.

7.7 MT said that OH have gone back to using Housing Officers and there are two on the Island. He will pass contact details on for RC to get in touch and ask for a weekly presence on the estate.

8 Date of next meeting

Thursday 3rd November 2022 at 6.30 (venue to be confirmed)