

KSW Resident Steering Group.

Minutes

Meeting Date – 1st September 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	Mynul Islam - OH	MI
Lubo Kostadinova - Starboard	LK	Sofia Chekdouf	SC

1 Welcome

1.1 RC welcomed all to the virtual meeting.

2 Apologies

2.1 Husnara Choudhury, Leila Arifani, Shaun Simpson (SSI)

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

See 5.2 below

ONGOING

5 Update from One Housing

5.1 MI said that the negotiations are ongoing with the parties who bid for the Joint Venture (JV) contract and that it is taking longer than first thought due to absences of staff at both candidates in August. The JV partner should be in place in October or November at the latest.

- 5.2 MI said that The Chief Executive of One Housing (Richard Hill) is the vice chair of the G15 group of big housing associations in London and the south east and that he is looking at potentially setting up some sort of group to look at how the G15 can help in terms of supporting the decant process on regeneration estates. He (Richard Hill) is also interested in discussing issues other than decanting which he could take to the G15 and discuss.
- 5.3 MI cautioned that the G15 meet quite irregularly and that reaching any consensus and making decisions can be a long drawn out process but that discussions are going on in the background. RC said that we need to keep an eye on this as any positive news on this front could have a big and direct impact on tenants in regeneration estates.
- 5.4 MI updated the situation on decanting Winch House. There are still three of the 12 properties vacant and tenants are continuing to view the council's bidding web site.
- 5.5 The initial time frame given to the council for total decant of Winch House was spring 2023. This places us within 12 months of spring 2023 which means that residents of Winch House now have top priority banding (from 1B to 1A). RC said that Winch House residents now have a higher priority banding than residents in the other two blocks.
- 5.6 MI said that the only people who might trump Winch House residents in the bidding process are those in an emergency situation or those with priority 1A whose landlord needs the block vacated before Winch is required to be vacated.
- 5.7 MI went on to clarify how 'Direct Offers' work. These kick in once you are within 6 months of the property being required to be vacated. Residents in Winch House are now in this situation. MI added that if One Housing approach the council and let them know we are in a Direct Offer situation the council will directly offer properties to residents which they have to accept. It is a sole offer with little flexibility from the council.

- 5.8 MI said that this does not benefit residents nor does it benefit One Housing as decanting is not required by March 2023 as the planning application is now forecast for the end of 2023 with demolition planned for early 2024. RC asked if this puts some pressure on One Housing to decant residents before this 6 month rule kicks in. MI said that it would put pressure on them in the 6 month period
- 5.9 MI added that One Housing would prolong the timeframe for residents to bid for themselves so as not to be in a position where they would have to accept what the council offered. RC said it would help if residents were proactive in bidding for properties while in the 1A top priority (the 12 month period), before the 6 month direct offer period begins.
- 5.10 MI said that One Housing are now constantly looking at what is on the bidding site to match the properties up with what the residents in Winch House said they required in the housing needs surveys. RC said the message here is for residents to avoid direct offers as it is non negotiable and may not be what residents want.
- 5.11 MI went on to mention the situation where some landlords are offering properties to residents in a decant situation before they are advertised on the council's bidding site. He said that Rosie Holder from One Housing, who attended the last meeting, was still looking into this and would report back. MI said that SSI was in touch with KV about some detail she has on this.

ACTION

One Housing to report back on this

- 5.12 TM asked what the situation would be with direct offers for resident who would like to move outside of London. MI said that work with Riverside was ongoing as to how residents might access their properties outside of the London boroughs and that One Housing thinks this is the best way to progress these moves.

- 5.13 Riverside have provided One Housing with a spreadsheet of void properties. However One Housing need to be sure the lists are up to date. If there are properties on the list in or close to where residents would like to move, then One Housing can contact the resident to start the discussion.
- 5.14 MI said there are a few teething problems at the moment as Riverside is still very much a separate entity and different systems are in place across the two organisations.
- 5.15 MI said that residents in Kedge House are continuing to bid for properties and that one resident is about to sign up on a new property. RC said that a resident had emailed him and asked to be taken off the group email list as she will be moving out of Kedge House. It is not clear whether this is as part of the decant process but the resident has not responded to a request for this information. RC said he would pass on the details of the resident to MI

ACTION

RC to pass on details of the resident to MI

- 5.16 MI said that the Leaseholder valuations had been completed in early August and the reports are starting to come in from the valuers. Once the JV partner is on board, discussions can start to take place about the offers to be made to leaseholders and the options open to them.
- 5.17 RC asked MI for an update on the decant booklet being produced by One Housing. MI said that it is based on the decant booklet produced for the Bellamy & Byng street project and might require some updating. MT said that he received the draft booklet and he would feedback to One Housing with comments

ACTION

One Housing to pass latest draft to MT and RC

- 5.18 MI said that a newsletter would soon be going out to ensure everyone is updated on progress and that a consistent message is going out to all residents. Regeneration Team members' contact details will also be included. RC asked if there could be some

explanation in the newsletter on residents moving from 1B to 1A priority banding. MI said that once something is drafted it would go to MT and RC for comment. RC asked that Open Communities contact details be on the newsletter. MI said this would be done.

5.19 MT said that leaseholder valuation should take account of any work carried out on the homes by leaseholders and that there can be massive differences in valuations to reflect the work carried out.

5.20 MI said that the valuers have been going in to all the rooms and taking pictures to ensure they get all of the detail. MB said that the valuers took pictures of all rooms and also measured them. MI said he thought this would all feed into the final valuations.

6 AOB with OH present

6.1 MB asked why a One Housing staff member was using visitor parking as his own personal space. He turns up every morning and parks his car and drives away in his van and does the reverse every night. This may also be going on on another parking space on site with another staff member. MB said she can provide evidence of the vehicles to MI.

ACTION

One Housing to investigate and report back at next meeting

6.2 RC said that some residents would like to move back to conventional face to face meeting now that things are largely back to normal after the Covid19 pandemic. MI said One Housing would be happy with whatever the community wanted to do on this.

6.3 RC asked if 4 Winch House could host the meetings meaning that residents would not have to walk around to the Barkantine hall on cold wet winters' nights. MI said he would check to see if there were any issues to be flagged up by the Health & Safety team on using 4 Winch as the meeting venue

ACTION

One Housing to investigate logistics of using 4 Winch House for in-person RSG meetings

- 6.4 MB said that we could have hybrid meetings where people could attend in person or link in using technology. This approach was backed by all. MB then said it would be far better to use 4 Winch as the venue. MI said that it could be a problem with people linking in to 4 Winch as there is no WIFI. RC said tethering via a mobile phone might be an option.
- 6.5 RC said he took a call from the tenants at 1 Kedge House about his grown up children and will visit him in the next week.
- 6.6 TM said she received a letter from One Housing on what she would be entitled to if she stayed on the estate and that it stated that she would be entitled to a 3bed but on the bidding site it is a 2bed. MI said that this would have been the situation before her adult child had moved out and that another letter will go out with the correct information.

7 AOB without OH present

- 7.1 MT said that good progress has been done on the G15 issue and support for decanting residents as well as the progress on the Decant handbook. He added that there could be more work done on monitoring the promises made in the Offer Document to ensure the promises are delivered.
- 7.2 LK asked for an update on the timeframe for completion. It was originally 2028 but the delays which have occurred will push this back by at least a year. RC said he would request a timeline from the time of the appointment of the JV partner.

ACTION

RC to request a revised programme time line once the JV partner is on board

8 Date of next meeting

Thursday 6th October 2022 at 6.30 (venue to be confirmed)