

KSW Resident Steering Group.**Minutes****Meeting Date – 1st December 2022 – 6.00pm – Winch House/hybrid**

Residents	Initial	Others	Initial
Marie Batchelor - Kedge	MB	Ray Coyle – Open Communities - ITA	RC
Trina Morgan - Kedge	TM	Mike Tyrrell – Residents Advocate (remote)	MT
Leanne Ward - Kedge	LW	Soundous Serroukh – OH (remote)	SS
Keeley Vincent - Kedge	KV	Leila Arefani - OH	LA
Tony Rae - Kedge	TR	Mynul Islam – OH (remote)	MI
Kostadinova – Starboard (remote)	LK	Sofia Chekdouf – OH (remote)	SC
Amanda Chang	AC		
Theresa Rowlands - Kedge	TR		

1 Welcome

1.1 MB welcomed all to the first in-person (Hybrid) meeting post pandemic.

2 Apologies

2.1 Gemma Finch (Kedge House), Shaun Simpson (One Housing)

3 Minutes of meeting held on 3rd November 2022

3.1 Minutes were accepted as a true record of the meeting

4 Matters Arising

4.1 Ongoing

Idea of a pool of properties across the G15 providers to focus on helping decant tenants on regeneration estates.

4.2 (5.11) LA outlined the plans for the two estate events being hosted by Mount Anvil on Thursday 8th December and Saturday 10th December. Pizza's will be laid on and

there will be a heated marquee outside of Kedge House. RC added that he would be attending the Thursday event and his colleague Jen Pepper will attend the Saturday event. MT added that he would be there for all of the Thursday event.

RC added that this is a good opportunity for residents to meet staff from Mount Anvil – as LW and MB are the only two to have met them, as part of the procurement process

4.3 (6.3). Dogs barking.

KV said that she lives a couple of floors above GF and that she has never heard any dogs barking. MI said that he is talking to the relevant people at One Housing and said that there has not been a lot of complaints about Gemma's dog.

5 Update from One Housing

5.1 LA said there was not much of an update this month with the main item being the introduction of the Joint Venture Partner (Mount Anvil) via two consultation events on the estate next week. RC added that it is important for the community to engage with Mount Anvil as they are coming on board as a 50-50 partner with One Housing. They have an important role to play in the delivery of the regeneration programme as they may well look at the designs to date and suggest changes/amendments to them.

5.2 LA added that, if there are amendments to the design of the estate, there will be ample consultation events can be discussed and clarified with residents.

5.3 It was highlighted by residents that Mick Solomon at No6 Winch has not been seen around for a few days. His lights have not been on and that there was a bag of shopping hanging by his front door. MI said that he had spoken to Mick on the phone and that he had been in hospital.

5.4 KV asked why a two-bed property she has bid for is showing on the website as unsuitable. LA logged on to the 'Home seekers' web site and said that the property KV bid on is for homeless households only.

- 5.5 A brief discussion then took place about the G15 group of housing associations pooling their void properties to support decanting tenants on regeneration estates. RC said that he thinks the G15 meet quarterly and that we need to keep this on the agenda (see 4.1 above)
- 5.6 TM asked about the progress in properties becoming available for decant outside of London. RC said that one of the problems with looking to move outside London is that you will be unlikely to be priority for any 'receiving' local authority. The position may be that they will have their own allocations to deal with locally and that 'helping out' other local authorities would not be high on their agenda.
- 5.7 RC added that a more productive route may be to concentrate on Riverside properties around the South East. MI said that they have asked Riverside to send through their voids list and this usually comes through fortnightly or monthly.
- 5.8 TM said that a Riverside property could become vacant in areas outside London that she has not thought about but that she may well consider moving to. RC asked if there was a quicker way to get the information on Riverside voids to tenants. MI said that he had made a note of this and will pursue it and feed-back.

ACTION

MI to check on this to see if it can be more effective for residents

- 5.9 RC asked MI if there were weekly meeting between Riverside and the regeneration team. MI responded that Riverside produce a monthly list of void properties. RC said that a lot can happen in a month and that properties could come and go in that time without resident being aware of it. MI said that they could produce this list fortnightly rather than monthly to give decanting tenants more of a chance to access them.
- 5.10 TM said she was speaking to a resident about parking and that she was told that she could swap her parking bay for another one on another estate. There was a general

discussion around swapping parking bays and on-road permits when decanting. MI said that what TM said about parking was correct and that some time ago there was two pieces of conflicting information on the council's web site.

- 5.11 MI added that the council said if you have a permit and decanted to a car free zone they wouldn't allow your permit to transfer over with you. You would get your permit back when moving back to the new flats. However when pressed by One Housing the council then said that if you have had an on-street permit for 12 months you can take it with you to your temporary accommodation within Tower Hamlets. However MI said that the council are not the best with parking and their permit system and they can make things very difficult when renewing permits in car free zones.
- 5.12 MI told tenants to be careful when bidding for homes in car-free areas and not to take it for granted that you will be able to keep your permit. He added that if there has been any gaps in renewing they might use that against you. Any new people in a household will not be able to get a permit – only those with their names on the current permit.
- 5.13 MI confirmed that the car park company used by One Housing is CPM and they have car parks across the island. This includes some spaces next to Kelson House on Samuda estate. In theory this could mean that Kedge House residents could take their permits to these parking spaces. However if local demand on Samuda for parking spaces increases then policy would be that priority would favour those who are actually living on Samuda estate rather than those who do not. LA added that regeneration consultation has begun on the Samuda estate and that if this was to go ahead re-provision of car parking spaces would likely be restricted to residents of the estate only and not other neighbours.
- 5.14 LK said that all new parking spaces in the new development should have their own charging points.

5.15 MB said that there has been a problem with the lifts in Kedge House. LA gave an update on the situation with the lifts and said that both were now working as they should. MB said she would double check after the meeting to see that the lifts are in working order.

6 AOB with OH present

6.1 TM said there was a problem with the grass cutting. Only parts of the green areas are being cut – not all of them. The grass cutters say they will return to complete but they do not return.

6.2 TR asked if her daughter can bid for properties in the new block which will replace Winch House and will she have priority 1B. MI said that the aim of the council is to give adult children priority so that they can move out well ahead of their parents and so speed up the process.

6.3 MI added that the block replacing Winch House will be mostly made up of re-provision homes for existing residents on the estate to decant into and that there will not be a lot of units left after this. There may be more affordable units as other blocks are completed later in the process.

6.4 LW asked what the situation would be if she took a 2 bed flat in the new block for her and her son and would he then give up his chance of getting his own place. MI said that this could be the case and it would be better for him to get his own place first and allow LW to decant to her new place.

6.5 MI said that if an adult child moved to a 1 or 2 bed property with parents and there was still a case of overcrowding, the adult child would still have priority and can continue to bid. MI added that he was unsure of what level that priority would be but that he could find out.

ACTION

MI to feed back on the priority status for adult children in this scenario

6.6 RC asked about LW and her son were to move into a flat in the block replacing Winch and whether her son would retain priority bidding. MI said that they would have to move off-site in order for her son to retain priority bidding. He added that if both LW and her son moved into a flat in the block replacing Winch they would not be decanting. They would be seen as being rehoused even if they were overcrowding and her son's banding would go down.

6.7 RC said that if LW and her son moved into a flat in the new block this could still be seen as a decant move. MI said he was aware of this happening only on one occasion and that it would be down to the council to OK this. LA said that a lot of these situations come up and have to be dealt with as a completely new issue and have to be dealt with on a one-by-one basis.

6.8 MT said it would be a good idea for himself and RC to raise this in detail at the next catch-up session with OH. RC agreed and said clarity is required on this as resident have concerns about the situation.

7 AOB without OH present

7.1 None

8 Date of next meeting

8.1 Thursday 5th January 2023 - 6PM (via zoom)