

**KSW Resident Steering Group.**

**Minutes**

**Meeting Date – 5<sup>th</sup> January 2023 – 6.00pm – Via zoom**

<b>Residents</b>	<b>Initial</b>	<b>Others</b>	<b>Initial</b>
Keeley Vincent Kedge	KV	Ray Coyle – Open Communities - ITA	RC
Tony Rae - Kedge	TR	Mike Tyrrell – Residents Advocate	MT
Leanne Ward - Kedge	LW	Soundous Serroukh – OH	SS
Lubo Kostadinova – Starboard	LK	Leila Arefani - OH	LA
Amanda Chang - Starboard	AC	Mynul Islam – OH	MI
		Shaun Simpson - OH	

**1 Welcome**

1.1 RC welcomed all to the meeting.

**2 Apologies**

2.1 Trina Morgan (Kedge) Sofia Chekdouf (OH)

**3 Minutes of meeting held on 1<sup>st</sup> December 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 **(5.8) Riverside properties becoming vacant in areas outside London that residents may be interested in but had not given a lot of thought 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.

MI said that the Riverside work force were not yet back from the xmas break and that he will chase this up on their return.

**(5.9) Trying to get a more frequent lists of void properties from Riverside than the current situation – monthly.**

MI said that properties become void and are let very quickly so it is not as straightforward as sending regular lists. RC said the situation would improve once Riverside and OH are more in tune with each other.

LA agreed and said it is like contacting a completely different company at the moments and also that Riverside are a large organisation with regionally based information on voids. Riverside have received information from OH on the areas residents are interested in, to flag up voids that may be suitable for KSW tenants.

**(6.5) Where 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 said that LBTHs policy is for adult children to move before the parents – the tenants – and they stick rigidly to this policy. However MI has contacted them about LWs situation and has not yet had a response. MI had spoken to LW at length about this prior to the meeting.

**(6.6) If LW and her son were to move into a flat in the block replacing Winch, would he retain priority bidding.** MI said they would have to move off-site in order for him to retain priority bidding. If they both moved into a flat in the block replacing Winch they would not be decanting but be seen as being rehoused even if they were overcrowding and her son's banding would go down.

LA said that if it a case of LW and her soon looking for 2 properties in the new block, OH are not in a position to make any promises or commitments at this stage. It is not clear yet how the design of the block will be and how many properties there will

be. Also, there has to be enough properties to house all residents from Kedge and it is not clear at this stage how many additional social housing properties there will be.

RC and MT agreed to raise this with OH at one of the regular catch-up sessions between the monthly RSG meetings.

## **5 Update from One Housing**

- 5.1 LA updated the meeting on the two estate events held in December and attended by Mount Anvil, the Joint Venture (JV) partner. Twenty one households attended over the two events. Feedback was generally positive. LA and PH will be meeting throughout January with Mount Anvil to discuss consultation requirements moving forward and aiming for a planning application at the end of this year or early in 2024.
- 5.2 The aim is to have a consultation programme in place from March up to July including three main events, each concentrating on different themes such as phasing, master planning, demolition, internal design of blocks and outside space etc.
- 5.3 LA added that architects will have to be appointed for this phase as the current ones were appointed for the phase just completed. RC asked if it is likely that PRP will be re-appointed or will there be a tendering process. LA said OH will be confident appointing PRP for the next phase given their work to date and their knowledge of the site and the community.
- 5.4 A couple of site visits to developments already delivered by Mount Anvil will also be included in the next phase of consultation. This could include visits to recent developments in Whitechapel and Friary Park in Ealing. LA is hoping to have more information on the consultation work currently being planned at the February RSG meeting.
- 5.5 LA updated the meeting on voids/decants. There has been no change since the last RSG meeting with 10 void properties, five in Kedge and five in Winch with one pending in Kedge which should be done in the next couple of weeks.

- 5.6 RC asked if it was worth considering moving people from Winch into the void properties in Kedge. This might be attractive to the resident in Nos 5 and 6 Winch House. LA said that it is something OH could look into but that there may be a number of difficulties. RC and LA agreed that we will discuss further at the next catch-up session
- 5.7 LW said that the void properties on the top floor of Kedge would not be suitable for people to move in to. LA agreed but that, in principle, it is worth looking at the idea
- 5.8 LA informed the meeting that the regen team had spoken to OH about the housing management issues raised by residents at the last meeting around the poor standard of grass cutting around Kedge House. It appears that the edging tool part of the cutter was not operating properly and this was why the problem arose. A new part has been ordered for the grass cutter
- 5.9 LA then informed the meeting that the trees planted on the grass at the entrance to the estate were done so by mistake and will be removed and replanted elsewhere. The regen team have also raised the issue of the entry door mat at the street entrance to the block. Someone from OH will be visiting the site on 9<sup>th</sup> January to look at this.
- 5.10 RC asked if it would be possible to have someone from Mount Anvil attend the next RSG meeting. LA said she would follow this up.

**ACTION – LA to invite Mount Anvil to next RSG meeting**

**6 AOB with OH present**

- 6.1 LW said that there are major problems with people using the stair wells for sleeping, urinating and taking drugs in and that she cannot understand that this is not being flagged up by the Waking Watch, the concierge or the cleaner. LW said that some of them live in the block. Also, things get a lot worse when the lifts are out of order.

- 6.2 MT said that this should be picked up by Waking Watch on their routine patrols. LW added that some of the people are high as kites and this may be why Waking Watch do not want to confront them. LA said they will look into it and pass to the relevant people within OH. MI said that a letter to all resident might stop those resident who love in the block from doing this.

**ACTION – Regen team to pass on to OH housing management**

- 6.3 RC added that this must be horrendous to come across on your way in and out the block – especially if, like MB, you leave for work very early in the morning.

- 6.4 LW informed the meeting that the heating was now working – this affected any one who used the Barkantine Energy facility on the estate. LW added that she now knows who to contact (Breathe Energy) and that they did respond to her request on social media.

**7 AOB without OH present**

- 7.1 LW said that over the whole weekend of having no hot water or heating, OH did not pick up their emergency phone line once. KW added that she is aware that this is not down to the regeneration team so there is limited value in doing so.

- 7.2 RC suggested that the Housing Officer could hold a weekly drop-in session in the block for residents to go to with housing management issues – and get an idea of the levels of anger and frustration. MT added that the local office is of no use because residents are just signposted to phone numbers. RC said he would raise it at the next catch-up session with OH. LW added that this would also deal with the issues around gathering, urinating and drug taking in the stair wells

**ACTION – RC to raise at next catch-up session with OH**

- 7.3 MT added that there is no reasonable explanation as to why the Waking Watch do not pick up on the ASB issues – as they do on other blocks they are employed in. RC said that it would be worth knowing who the Waking Watch report to within OH and to ask why this appears not to be reported by them.

- 7.4 A brief discussion took place on where the next meeting should take place. Now that Mount Anvil are on board, and the consultation will be picking up it was suggested we revert back to the Barkantine Hall. MT suggested the Friendship Club [in Strafford Street](#) at the end of Alpha Grove as this would not be a problem as he is the Treasurer there.

**ACTION – RC to confirm venue before next meeting**

**8 Date of next meeting**

- 8.1 Thursday 2<sup>nd</sup> February 2023 - 6PM - Hybrid – Barkantine Hall and via zoom

