

KSW Resident Steering Group.**Minutes****Meeting Date – 2nd February 2023 – 6.00pm – Barkantine Hall and via zoom**

Residents	Initial	Others	Initial
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
Theresa Rowlands - Kedge	LK	Leila Arefani - OH	LA
Amanda Chang - Starboard	AC	Mynul Islam – OH	MI
Trina Morgan - Kedge	TM	Shaun Simpson - OH	SSi
Gemma Finch - Kedge	GF	Sophia Chekdouf - OH	SC
Marie Batchelor - Kedge	MB	Solu - MA	S
		Tommy - MA	T
		Alan - MA	A
		Marcus - MA	M

1 Welcome

- 1.1 RC welcomed all to the meeting.

2 Apologies

- 2.1 Leila Arefani (OH)

3 Minutes of meeting held on 5th January 2023

- 3.1 Minutes were accepted as a true record of the meeting

4 Mount Anvil intro/presentation

- 4.1 Each of the MA team introduced themselves and the role they will play as part of the Joint Venture partnership. The various presentations provided the following information.

- Planning application spring 2024 with hopefully a positive outcome by summer 2024. Design work to begin prior to signing of contract with OHG – work done ‘on trust’.
- Currently working on appointing design team – PRP
- The car parking and playpark will be re-provided. The corner allotment area will house the development site office during the construction of at least the first phase
- Kedge House will be continually monitored for safety reasons.
- Winch House demolished in 2025 and completed in 2027

- There will be a 2nd stair tower provided in the new block. This should not cause any delay as the detailed design is not completed.
 - Solu outlined the various methods of communication MA will utilise with the community.
 - Mount Anvil to provide a QR code or link in next newsletter for all residents to view video
- 4.2 There will be a number of events February/March and further events in May with the focus on elevations/ layouts
- 4.3 Information on phasing and ground floor layouts should be ready in July followed by a summer estate wide consultation event in August/September.
- 4.4 October and November will see a number of scheme exhibitions and pre planning application events.
- 4.5 MB asked what would happen if Kedge has to be decanted sooner than planned. MA said it could mean that the scheme would be built quicker as the decant would be sooner than expected.

5 Matters Arising

- 5.1 Ongoing
Idea of a pool of properties across the G15 providers to focus on helping decant tenants on regeneration estates. The CEO of OHG has passed this on to the Director for regeneration to progress.
- 5.2 (5.8) NI said that Riverside are reluctant to provide more regular information on their void properties as the information is very quickly out of date and it would only build up tenants hopes on properties which, more often than not, already have been allocated to their own tenants **(COMPLETED)**
- 5.3 (7.3) MI said a letter would be going out to all flats about the various ASB issues present. **COMPLETED**

6 Update from One Housing

- 6.1 MI said that the update had already been provided in the information above – on site visits, the number of void properties in Kedge House and Winch House
- 6.2 There will be two site visits to estates that Mount Anvil have already completed or are in the process of being completed. One to the Silk District in Whitechapel on Saturday 25th Feb and one to an estate in Acton, West London on 11th March. Transport to and from the sites will be arranged by Mount Anvil. Mount Anvil to

provide room sizes/standards that are at Silk District and Friary Park

6.3 MI said that there are still six void properties in Kedge House (18-23-27-28-37-40) and five in Winch House (1-2-3-4-9)

6.4 New fire alarm system. This will be installed across the block. LW said the letter received by tenants was quite alarming as it wasn't clear why the system was being installed. MI assured the meeting it was because of the structural problems in the blocks. SSI said that a system will be installed in all flats and checked annually, as well as a weekly alarm test.

6.5 **Kedge House Issues**

A On completion of MAs presentation, RC suggested that a special meeting be set up between the residents and the people at OH who are responsible for repairs & Maintenance in Kedge House. Residents agreed this would be a good thing. RC said it may not improve things greatly in Kedge but it will allow tenants direct access to the people responsible for repairs & maintenance.

B MT suggested that, before the meeting, OH rings round to get an idea of the scale of the issue as he feels the issue is far more widespread than people think is the case. This would be better mapped out in a colour-coded graphic showing the flats that are affected and whether or not this highlights if there is a pattern emerging within the block.

C TR said that the problem is now affecting both sides of the block and that it's a lot worse than we think. MB also said that the problem is travelling across the building as well as downwards. The flats currently known to be affected are 1, 6, 14, 16, 17, 20, and 33

D MI said that the area manager – Mike Wacha – is available for a meeting next week and he is hoping to arrange a meeting then. TR asked how many residents had complained about this. MI said that 2 families have been so badly affected that they have had to move out (flats 20 and 33) and these flats are on different sides of the block.

E MT said he has access to graphics of an identical block in Southwark which he could use to colour code the extent within the block. There were similar problem in this block although it was not the stack but the connections to the stack. KV said that Husnara at No 17 (on the same floor as KV but on the other side of the lift) also now has the problem.

6.6 GF asked how long will tenants be in their decant properties MI said when tenants move they will have a similar tenancy to the one they have now. OH will contact

them after 6 months to see how they are settling in and to find out if they want to return or not. Those who want to return will do so when the new block is complete.

- 6.7 TM asked about the rent in the decant property and if the tenant decides to stay there. MI said the tenant would then have to make up the difference in the rent.

7 AOB with OH present

- 7.1 LW asked what is happening about the trees planted outside her window. MI said that they are looking for a permanent home for them.

8 AOB without OH present

- 8.1 AC said that she is aware of a resident who decanted to a property with a higher rent. The tenant was asked by OH to sign a form which stated that if the tenant decided to not return to the new development, they would have to repay the uplift in rent.
- 8.2 AC then added that when she was decanted out of Belamy & Byng, One Housing told the council she was in temporary accommodation and this affected her claim and benefits. MT said we need clarification from One Housing that decanted tenants – even if they intend to return – should not be viewed as being in temporary accommodation as they are legally the tenant of the home they will be occupying
- 8.3 LW said that whoever is suffering from damp/water/leaks should be moved out of the block. MT agreed with this and that they should retain the right to return to the new homes on the site if they want to..

9 Date of next meeting

- 9.1 Thursday 2nd March 2023 - 6PM Barkantine Hall