

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

Residents	Initial	Others	Initial
Lubo Kostadinova	LK	Ray Coyle – Open Communities - ITA	RC
Marie Batchelor - Kedge	MB	Mike Tyrrell – Residents Advocate	MT
Leanne Ward - Kedge	LW	Sophia Chekdouf - OH	SC
Theresa Rowlands - Kedge	TR	Leila Arefani - OH	LA
Amanda Chang - Starboard	AC	Mynul Islam – OH	MI
Trina Morgan - Kedge	TM	Shaun Simpson - OH	SSi
Rosie & Gerry - Kedge	RB		

1 Welcome

- 1.1 RC welcomed all to the meeting.

2 Apologies

- 2.1 Keeley Vincent (Kedge), Tony Rae (Kedge), Soundous Serroukh – One Housing

3 Minutes of meeting held on 2nd February 2023

- 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. The CEO of OHG has passed this on to the Director for regeneration to progress.

- 4.2 (8.1) LA said that OHG will pick up the difference in rents when decanting for temporary moves and that tenants should ensure they bid on ‘social rent’ properties and not ‘affordable rent’ ones as these have much higher rents.

- 4.3 LA said that, 6 months after decanting, tenants should let OHG know whether they intend to return to the new development or stay in their decant home. If tenants decide to stay in the decant home, they will then pick up any increase in the rent. If their decision is to return to the new development, OHG will continue to pick up the increase in rent

LW and TM asked if it is staying at 6 months as there had been some discussion of extending it to 12 months. MT said this would give tenants more time to see some of the design work on the flats before having to make this decision. LA said she would take this back to OHG for discussion. There is a balance to be struck between giving residents the information they want re design of flats and ensuring the financial viability of the programme in terms of costs

ACTION
LA to feedback.

- 4.4 (8.2) LA said that LBTH view any people who move out as 'permanent decants' even though some may move back to the new development. AC said that in her case (at Bellamy & Byng) OHG had told LBTH that it was a temporary decant and that this affected her benefits being paid.

TM said that her daughter's parking permit has 'temporary accommodation' on it even though she has decanted permanently. MI said that her probationary period is now up so she will be signing an Assured tenancy and this might have an effect on her temporary parking permit. LA said that if she has any problems with her parking permit she should contact OHG for advice.

5 Update from One Housing

- 5.1 LA gave a summary of the Site visit to the Silk District in Whitechapel, a development Mount Anvil have been involved in. Four residents attended and were shown round a vacant 1 bed shared-ownership flat. LW said she was not impressed by the open plan living and dining room as it was so small but the bedrooms were good. LA said that they handed out feedback forms and will collect these to inform design options moving forward,
- 5.2 The next visit is to Priory Park in Acton on Saturday 11th March. MT asked when planning permission was granted for the building as post 2019 homes have more generous sized rooms. LA said this information will hopefully be on a factsheet provided by Mount Anvil.
- 5.3 RC said that it will be better having both a 1 and 2 bed property to look at as well as providing refreshments and having a Q&A session at the end of the two flat visits. There was concern that turnout could be small again as a lot of the residents work on a Saturday. LA said that these visits can be re-run at different times of the day now that the evenings are getting brighter.
- 5.4 General consultation with KSW will pick up at the end of March – beginning of April. There has been a slight delay due to the design issues forced on developers by the requirement of a 2nd stairwell in high rise blocks as well as the increasing costs due to house build inflation.
- 5.5 A general discussion then took place about the Repairs & Maintenance meeting held a couple of weeks ago. Residents were not impressed with the answers, or lack of them, to their queries and questions. LA assured the meeting that although the regeneration team has limited authority to deal with the issues, it is doing its best to get answers to the questions. RB said the block is falling down around them and she should not be paying service charges for work that is not being carried out.

- 5.6 Another general discussion took place about the water/damp based surveys currently taking place. A number of residents said the visits only lasted for a few minutes and amounted to residents being asked if they had any problems rather than the surveyor looking for faults.
- 5.7 TM asked, given the state of the block, if residents could be moved up to priority 1A status to speed up the decant process. LA said this is in the hands of LBTH and that they will wait till the current surveys are complete and the report on the block is available. This is when OHG will make a decision on the way ahead.
- 5.8 LA said there is a new Tenancy & Leasehold Manager in place (Melanie Khan) and she will be holding monthly drop-in sessions at the 'old surgery' starting on the 14th March between 3 and 7 pm and then on the first Tuesday of every month. MT said that Sophia Da Costa is providing a similar role for St Johns estate and it is working well. RB asked if the drop-in sessions could be held at 4 Winch House as she has will have difficulty getting to the venue. LA said the sessions were for the whole of the Barkantine estate so she doubts whether OHG will agree but will ask in any case.

ACTION

LA to report back on the use of 4 Winch as a base for the new monthly drop-in sessions.

- 5.9 LA informed the meeting that there are now 6 voids in Kedge and 6 in Winch. TM asked if there was any update or progress for those who want to move out of LBTH. Leila said there was no change on this. LW said there was a new block being built on Mellish Street
- 5.10 MT asked MI to look at the planning application for the Mellish Street block and find out about room sizes. There are 24 flats in total. This would mean that residents would be able to decide whether it was worthwhile waiting for these new homes or build for something else.
- 5.11 TM asked how long it takes for a decanting tenant to receive their home-loss payments. LA said between 4-6 weeks after the tenants has handed in the keys to the property G asked if the Home loss payment was paid regardless of where tenants moved to. RC said this was the case.

6 AOB with OH present

- 6.1** AC said that her mum in Starboard needed a plumber. He was in her mums property when she got a call to say he was on his way. LW said that she has hot water running down her walls and it is not coming from the flat above her.

7 AOB without OH present

- 7.1** AC said that her mum had received a letter from OHG saying that she will only be offered a 1 bed flat – she currently lives in a three bed. She is happy with a two bed but not a one bed. RC said he would raise this at the weekly zoom catch-up on Friday

morning, as the offer document clearly states that anyone currently under-occupying a property can move to a property with one more bedroom than they need.

ACTION

OHG to check on the letter that went out to ACs mum and report back

7.2 OHG requested that Open Communities reduce the number of hours at the drop-n session. The RSG were given the option of having them once a fortnight instead of once a week or continuing on a weekly basis but reducing from 3 to 2 hours per week. The RSG were happy with the latter. The last three hour session will be on Wednesday 8th with the two hour sessions starting on Wednesday 15th

8 Date of next meeting

8.1 Thursday 6th April 2023 - 6PM Barkantine Hall

