

**KSW Resident Steering Group.  
Minutes  
Meeting Date – 7<sup>th</sup> Sept 2023 – 6.00pm – Barkantine Hall & zoom**

<b>Residents</b>	<b>Initial</b>	<b>Others</b>	<b>Initial</b>
Lubo Kostadinova – Starboard (Online)	LK	Soundous Serroukh - OH	SS
Theresa Rowlands - Kedge	TR	Mynul Islam - OH	MI
Leanne Ward – Kedge	LW	Ray Coyle – Open Communities - ITA	RC
Trina Morgan – Kedge	TM	Murselin Islam – Open Communities	MI
Sachna Ali – Winch	SA		
Roy Williams – Kedge (Online)	RW		
T. Nicki	TN		
Gemma Finch	GF		

**1 Welcome**

- 1.1 RC welcomed all to the meeting.

**2 Apologies**

- 2.1 Leila Arefani – OHG, Mike Tyrrell – Residents’ Advocate.

**3 Minutes of the last meeting – 3<sup>rd</sup> Aug 23**

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

**4 Matters Arising**

- 4.1 (5.11) MA invited LK to provide feedback through MI – Feedback form has been provided to LK. Waiting for LK’s response.
- 4.2 (5.13) LK said Landlord Offer allows residents to move to another block on the estate and if so then can residents move to Block C which according to LA is for 100% private sale – MIs said the Landlord Offer does not say anything about private sale blocks. It is too early to say which block (apart from Block A will be for current residents) will be for private sales as plans could change.
- 4.3 (5.16) Complaint regarding poor standard of cleaning at Starboard – MIs informed there will be walkabout with estate maintenance team and Richardo. SS will contact residents to arrange the time and date for the estate walkabout with the manager. LK already in contact with the manager and is happy to attend the walkabout.

**Action**

**OHG to organise the estate walkabout with residents.**

- 4.4 (6.1) How many residents are there currently within the three blocks and how many potentially will there be on completion of the regeneration. MIs said it is hard to say but that there could be as many as 1100 max, depending on depending on family structures and number of bedrooms. Also, planning may have impact on numbers if

design needs to be changed. **MI**s said there are currently 16 properties with gardens. Everyone is guaranteed to have some outside space in the form of a garden or balcony. **RC** added generally any regeneration project adds more properties on any given estate and the aim is to provide more housing to reduce housing crisis and growing waiting lists.

4.5 (4.2) Kedge House report – **MI**s said the report has gone to the executive team. The recommendation in the report is to push for bidding priority to move to 1A so that residents are not forced out as would be the case if it was deemed emergency decant. The next meeting with LBTH to discuss this is in October.

4.6 **TR** and **TM** asked how the structural issues of Kedge will be taken into account during demolition of Winch House. **MI**s said developers will carry out safety checks and surveys before work on Winch starts.

## 5. Update from OHG

### Re-housing

5.1 **MI**s said there are 7 voids in Winch House and 9 in Kedge House. Guardians are arranged by a private company who checks the circumstances of the guardians. There were few viewings this week and two are very close to either completion or key handover stage. Six adult child has completed move with one pending.

5.2 **TR** and **TM** complained No 10 Kedge House guardian is causing noise nuisance and drilling walls late at night.

### Action

**MI**s will address the issue.

5.3 **LK** asked at what stage OHG is with planning application. **MI**s said we are at pre-planning stage and meetings are taking place with LBTH before formal application which could be submitted by end of next year. Once submitted it could take 3/6 months depending on what changes/adjustments LBTH might suggest.

5.4 **MI**s reminded all residents with bidding number to keep bidding for properties and advised to expand their choice of areas to have better chances of securing the move. A letter will be going out to residents reminding them about the importance of bidding.

5.5 **SA** wanted to know how a property can be identified when full details are not always available on-line. She has contacted LBTH but no one replies and that she cannot make a decision on incomplete information. **MI**s advised to contact the OHG team and they can chase the information.

5.6 **TM** and **LW** informed they are on different bidding list, **LW** on Single Housing Register and **TM** is on Transfer List. Why is this?

### Action

**OHG to contact LBTH and feedback**

- 5.7 **SA** asked why OHG is not accepting Affordable rent – if they did she would have moved out already. **MIs** said Affordable rent is much higher than Social rent (80% of the market rent). **SA** asked if she contributed to cover the differences of rent to get the ideal temporary home whether OHG will accept it or not.

**Action**

**MIs will find out and provide feedback**

- 5.8 **LW** asked as OHG is not covering her rent as it is covered by UC, can she come back at any time rather than have to make a decision within six months of the initial move. **MIs** said the regen team needs to know so that they can build accordingly based on housing needs information.

**Action**

**MIs will find out and provide feedback**

- 6 Any Other Business with OHG present.
- 6.1 ASB Complaint – Drug smoking in the Winch House during weekends around 8pm.

**Action**

**OHG to investigate and to take necessary action.**

- 7 Any Other Business without OHG present

None

8. Date of next meeting – 5<sup>th</sup> October 6pm