

KSW Resident Steering Group.**Minutes****Meeting Date – 5th OCT 2023 – 6.00pm – Barkantine Hall & zoom**

Residents	Initial	Others	Initial
Lubo Kostadinova - Starboard (Online)	LK	Leila Arefani	LA
Theresa Rowlands - Kedge	TR	Soundous Serroukh - OH	SS
Leanne Ward – Kedge	LW	Mynul Islam - OH	MIs
Trina Morgan – Kedge	TM	Ray Coyle – Open Communities - ITA	RC
Nicola Sains – Kedge	NS	Murselin Islam – Open Communities	MI
Gemma Finch - Kedge	JF		

1 Welcome

1.1 RC welcomed all to the meeting.

2 Apologies

2.1 Mike Tyrrell – Residents’ Advocate.

3 Minutes of the last meeting – Sept 23

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

4 Matters Arising

4.1 (4.3) Estate walkabout by Trina, Lubo and Ricardo has taken place. Starboard Walk will have a deep clean in six weeks’ time. Residents said rubbish bin room was kept clean and managed well during the recent strike.

4.2 (5.2) Noise and nuisance by guardian at Kedge – SS has spoken with guardian company who ensures this does not happen again. Residents said there was no further disturbance recently. LA said sometimes guardian move out after short periods of time as they are on temporary arrangements.

4.3 (5.6) Residents are on different bidding lists – MI’s has spoken with LBTH and all residents should be now on the ‘Transfer List’, only adult children will be on the Single Housing Register.

4.4 (5.7) Contributing towards rents where tenants bid for properties on affordable rent - LA said OHG do not normally do this do this but if there are individual cases they should talk to OHG.

4.5 (5.8) Coming back to live in new development and retaining social tenancy – MIs confirmed this will be the case.

4.6 (6.1) Drug smell – MIs said they have raised the issue with guardian company who will address.

5. Update from OHG

- 5.1 A newsletter went out to all residents introducing the new Managing Director of OHG and informed residents about the review of the regeneration projects on the island. All the regeneration projects' teams are reviewing their cost and timescales. The review is taking place due to the impact of increasing build cost, increasing interest rates etc.
- 5.2 Residents asked if the projects will be cancelled. LA said she does not think that the KSW project will be affected due mainly to the condition of Kedge House. It is important to know peak spend re cash flow while several projects are ongoing or about to start.
- 5.3 At present there are a couple of projects planned to start around 2025/26 – this might lead to large spends all at the same time. The review will establish whether there is a need to pause or change the timelines to avoid heavy spending all at one time. Projects should not be delayed for any more than six months to a year.
- 5.4 TR and LW asked what happens to residents who have moved out and there is a delay - will they get more time to make a decision on whether to return or not? LA said there are management discussions taking place looking into various scenarios and nothing is clear until the review is completed in November. OHG will be asking LBTH to increase Kedge House residents status to band 1A. This meeting is due in December.
- 5.5 RC said Riverside coming on board complicates things slightly as they are used to managing large family house based estates much more than London based high rise estates. LA said a new finance team has taken over the old OHG finance function and they want to ensure everything is checked and scrutinised.
- 5.6 LA said the phasing of projects may be looked into especially if Kedge House residents get higher priority banding 1A and move out earlier than expected. Winch and Starboard will be included in the phasing.
- 5.7 Residents said the lifts are breaking down and some parts are not available locally, adding to residents' frustration.

ACTION - OHG will check and feedback

- 5.8 Decanting – there are a total of 17 total, seven at Winch, 9 at Kedge and 1 at Starboard. No13 Kedge will be added to this list as they moved out this week. LW asked if she could transfer her parking permit to another area if it is managed by CPM.

ACTION - OHG will discuss with CPM.

- 5.10 LK asked about how many electrical vehicle charging points have been planned for the new development.

ACTION - LA will update for next meeting.

6. Any other Business with OHG present

6.1 There will be less and less people attending these meetings as decanting increases. LA said residents who are moving out are welcome to stay involved especially those who will be coming back. And residents can talk to their neighbours to see anyone interested to join in.

6.2 Residents said there was another survey at Kedge House – emails were received about it and also card were posted by Robert Buckland. MIs said it will be related to the leaks in the block. The card said OHG would visit on the following Wednesday, but no one came back.

ACTIO - OHG to follow up.

6.3 TM asked for details of the flooring/carpet company and what type of flooring service they provide/what OHG will allow in terms of floors/costs etc. She also asked if she could use another company and claim the cost.

ACTION - OHG to provide the details of the company and feedback on use of another company.

6.4 NS asked once all information is updated would she qualify for lower floors rather than upper floors as her daughter has health issues. LA said when it comes to health issues, LBTH must be provided with relevant health report from GP/Hospital/OT assessment.

ACTION - SS will send hard copies of medical forms Nicola can complete and return to OHG who will forward to LBTH.

7. Any other business without OHG - None

8. Date of next meeting – 2nd November 6pm