

KSW Resident Steering Group.

Minutes

Meeting Date – 2nd Nov 2023 – 6.00pm – Barkantine Hall & via zoom

Residents	Initial	Others	Initial
Lubo Kostadinova - Starboard (Online)	LK	Leila Arefani - OH	LA
Theresa Rowlands – Kedge	TR	Mynul Islam - OH	MIs
Leanne Ward – Kedge	LW	Soundous Serroukh – OH - Online	SS
Trina Morgan – Kedge	TM	Mike Tyrrell – Residents Advisor	MT
Gemma Finch	GF	Ray Coyle – Open Communities - ITA	RC
Amanda Chang - Online	AC	Murselin Islam – Open Communities	MI
Sachna Ali -Winch	SA		

1 Welcome

1.1 RC welcomed all to the meeting.

2 Apologies - None

3 Minutes of the last meeting – Oct 23

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

4 Matters Arising

4.1 (5.7) Lifts are breaking down – LA said lifts have been fixed, water was leaking from the roof and there were risks of electrical fault which led to switching off the lifts. The water leak has been sealed.

4.2 (5.8) Decanting – there are a total of 19, seven at Winch, eleven at Kedge and one at Starboard. Three households are under offer with one viewing this week as well as an adult child waiting to move. Parking inquiry by TM at her new home – It has been resolved.

4.3 (5.9/5.10) Electrical vehicle charging points – 20% of a total of 28 parking bays will have Electric Vehicle Charging Points (EVCP) initially. Gradually others will be converted as people move out and needs change. LK said it will be much cheaper and cause less disturbance if all infrastructure was laid down now for EVCPs. LA agreed and said this is too early to make the decision now but this will be considered when actual decision will be made.

4.4 (6.2) Observational Survey at Kedge House notified by OHG which was a late notice, the card said OHG would visit on the following Wednesday, but no one came back – LA informed they have spoken with the relevant team. Completed

- 4.5 (6.3) TM asked for details of the flooring/carpet company and whether it is possible to use another company – Completed.
- 4.6 (6.4) SS will send hard copies of medical forms to NS to complete and return to OHG who will then forward to LBTH – on-going.

5. OHG Update

- 5.1 LA said the Kedge House survey (mould/damp) that was done earlier in the year went to executive team a few weeks ago. The meeting agreed to make a request to Tower Hamlets Common Housing Register Forum to increase Kedge House residents decant status from 1B to 1A. The request will be raised in the next THCHRF meeting in December.
- 5.2 Pause on all the project due to review' - The executive meeting is due next week, and it will take another week to let residents know of the outcome. There will be a newsletter by end of November. MT asked that if all goes well, when does Mount Anvil comeback on to the estate with feedback from the drop-in sessions in summer. LA said it should be early 2024. MT said it is important this happens and that the new homes go to planning as early as possible.
- 5.3 RC said there is a risk to timing as a new CEO of Riverside will be in place next year and this could potentially cause further delay/disruption. LA said the new Managing Director Jehan will be dealing with many of these issues, he has already visited Kedge House and one board member is due to visit next week. They are keen to make progress with Tiller due to the condition of Kedge House.
- 5.4 SA asked about any expected changes of timeline and will they affect decanting. LA said it is hoped that given the condition of Kedge House in particular the Tiller Road project will progress as planned but we have to wait for the outcome of the review. However in the meantime we are continuing with decants. MT added that Mount Anvil need to be ready soon after the review outcome to move on with the design process and planning so that there are no further delays.
- 5.5 SA asked for clarity on deadline for moving out as she had received a letter stating it is spring 2024. LA said any changes in the start of building works will have an impact on the decant clearance day. LA said it will be in the best interest of residents that they start the bidding process ASAP so that they are not forced into last six months of the clearance date, when LBTH will start making the direct offers to the residents.
- 5.6 SA said her choice of properties are affected by her specific needs including car parking. MIs said as long she has LBTH street parking permit she can still bid on 'car free' developments as she will be able to park in the neighbourhood where parking is managed by LBTH.
- 5.7 SA asked for clarification on recent changes of her banding status from 1A down to 1B. LA said this is due to initial delays of the project and the status will revert back to

1A from July 2024 and the direct offer time frame will start from Dec 2024 if there are no further delay in the project.

6. AOB with OHG

- 6.1 TM said the wood on her balcony is not secured and is a health and safety issue. SS is already aware of it.

ACTION - OHG to follow up.

- 6.2 TM asked how long it will take for the payment to be received for the carpet works and also the Home Loss payment. SS said Home Loss payment can take up to six week once someone moves out and payment for the carpets may take up to three weeks.

- 6.3 Residents suggested using 4 Winch House for RSG Meetings, now that we are in the dark winter nights and numbers at the RSG meeting could reduce as the decant picks up and people decide that they want a permanent move. LA said this is fine in principle with OH if that is what the RSG decide, but noting the health and safety restrictions of a maximum of 7 people.

ACTION – Further discussion around numbers and decision to be made

7. AOB without OHG

- 7.1 GF said she is waiting to hear from SS on whether OHG will pay the rent difference for the new home (a OHG property). RC and MT said they should pay the difference as it has already been agreed. MT said he would check the original stock transfer Offer Document to see what it says re future rents for transferred stock, which GF is under offer to

ACTION - MT and RC will follow up with OHG on Friday.

8. Date of next meeting – 7 December 6pm