

KSW Resident Steering Group.**Minutes****Meeting Date –4th Sept 2025 – 6.00pm – 4 Winch House & via zoom**

Residents	Initial	Others	Initial
Amanda Chang – Starboard	AC	Jessica Caruth - Riverside	JC
Sachna Ali – Formerly Winch (via zoom)	SA	Ayla Cakirca – Riverside	ACa
Leanne Ward – Formerly Kedge	LW	Mynul Islam – Riverside (via zoom)	MIIs
Lubomir Kostadinova (via zoom) - Starboard	LK	Margaret Amadi – Mount Anvil	MA
		Evie Morris – Mount Anvil	EM
		Murselin Islam – Open Communities OC	MI
		Mike Tyrrell- Resident Advocate	MT
		Ray Coyle (Chair) Open Communities (via zoom)	RC

1 Welcome & apologies

1.1 RC welcomed all to the meeting.

1.2 Apologies - Trina Morgan and Tommy Lane.

2 Minutes of the last meeting – Aug 25

2.1 The minutes were accepted as a true record.

3 Matters Arising3.1 (4.3) JC and MA will notify relevant groups/residents two weeks in advance once a date is fixed – **Will be actioned once a date for SDC is confirmed, currently set for 22nd October.**3.2 (5.4) TL to send the ground of objection to MT and OC – **Completed.** MI sent out the information to RSG members. RC also read out the information.3.3 (7.1) TL will send layout of ground and first floor to RSG members – **Completed.** MI sent out the information to RSG members.3.4 (8.1) MA to email the Meanwhile Place activity programme to OC and MT – **Completed.**

- 3.5 (8.3) TL to report back on Daniel Lynch's proposal for a space at Tiller to run a food bank – EM said this will not be possible as the place is required more than twice a week.
- 3.6 (9.1) LK said originally the Landlord Offer said residents can return to their previous location in the new building which has now changed completely. OC will put the question forward to Riverside for an answer and will check the Offer Document – RC said he has checked the Offer Document and read out from page 16 (Section Two Point 1 Paragraph 3) and page 27 (Section heading - What will be considered as like-for-like when moving into a new home?) which somewhat addresses the issue of choice of returning residents. RC said these sections do not guarantee 100% that residents will return to new blocks that will be located at the place of the old blocks, but it says Riverside will **try** to match residents with properties in positions that they are happy with. RC said this should remain an issue until it is clarified on ongoing discussion.
- 3.7 LK said the Offer Document did not state that residents would be returning to specific blocks so why it is now been forced upon Starboard Way residents to block A. LK then asked if Block B is an option for Starboard Way residents and the current approach is not giving residents much choice. MIs said as all the phasing is not finalised yet, it is difficult at present to provide a definitive answer. RC said this item will stay on agenda until there is clarity.

Action – Riverside to provide clarity on which blocks Starboard Way residents can return to.

4. Update by Riverside and Mount Anvil

- 4.1 JC said all residents of Winch House have been decanted and there are nine households in Kedge House to be decanted including two leaseholders. Riverside is working with leaseholders in Starboard Way on valuations. Residents with split households in Starboard Way are also receiving support for their registration process and searches for homes.
- 4.2 EM said the recent design amendment include more larger affordable family homes in Block B (although the number of homes remain the same) and the removal of external cycle storage. This will create 146 square metres of external landscape which will add quality to the living environment. It will also slightly reduce the number of parking space. AC said she was asked to provide feedback during one of the Afternoon Tea sessions on open space and children's play spaces. JC said they are looking into the possibility of further engagement with residents on designing open space areas for all age groups. EM said the design amendments included additional safety measures for play areas to include an extra gate/hedge to separate it out from open areas. There is also the change of façade Block A and C with lighter colour brick.
- 4.3 EM said the time frame for the next steps stays unchanged as reported in the last meeting which is as follows:

PROGRESS TO START ON SITE – BLOCK A

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Planning Application – Next Steps

Milestone	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Submission of minor amendments								
Resident newsletter issued								
Public consultation								
Preparation of Committee Reports								
Strategic Development Committee								
Agree drafting of the s.106 agreement								
GLA (Mayor's) Stage 2 Approval								
Planning Decision Notice								

The SDC meeting is still due on 22nd October 2025. Riverside is in the process of publishing a newsletter about the amendments and informing residents about LBTH undertaking further consultation on this with an online link to comment. MA will be providing residents with the opportunity to support the planning application. Once completed the cards can be scanned and uploaded to the on-line portal.

Action – Newsletter to inform residents about the re-consultation and to include online link to provide feedback. MA to distribute support cards for the Planning Application.

- 4.4 Detailed design workshops are in progress currently for Block A with returning residents. The whole process includes three rounds of engagement for each block including internal layout (open plan or not), fitouts/location of sockets etc and colour scheme of bathrooms/kitchens. Block D consultation will start from November this year.
- 4.5 LW said she has expressed an interest for a home with a garden but due to no habitable rooms on the on the ground floor she will not qualify. Taking this into account, she wants to be considered for a home on the first floor. JC said there are a limited number of homes with LW's housing needs in block D (on 1st floor) and if there are more than one resident interested in the same property it will go down to. Nothing has been finalised yet, but Riverside is well aware of LW's preference.
- 4.6 RC said Tommy Lane emailed him with the standard layout of open plan design preferred for Block B. MT asked why the social housing (not re-provided homes) are having open-plan kitchens when the architects are aware of the preferences of returning residents, which is for non-open-plan, and most likely be the same for the new residents. MT said he thinks the answer to this is that an open plan 2-bed property only needs to have three windows in total. MT requested that Mount Anvil confirm this is the case.

Action – TL to confirm the reason for open-plan design.

5. General questions/queries from residents

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- 5.1 LW asked about a recent media report on long waiting times nationwide for residents to move into newly completed homes. JC said the government has introduced a gateway process regarding fire regulation in order to check pre-construction and pre-handover standards of the new-build. However, there is an issue of resources in carrying out fire risk checks which is causing delays. This issue has been added to the risk factor of the KSW project but it should not be a problem when Phase One construction finishes. MT said this is the reason he has been pushing for having the option of a bursary in the Social Value programme, as the shortage of officers to do the work would be a great career option for residents. EH said Mount Anvil has recently submitted their first Gateway Application for Friars Close in LB Southwark and the regulator provided positive feedback.
- 5.2 AC asked for an update on the afternoon tea session. MA said the first session had seven attendees and the second had five. Due to filming there will be no drop-in session next week. MA said a local resident can take part in the Sensory Art activity on Fridays starting from 19th September 2025.
- 5.3 IRAP (independent Residents Advisory Panel) meeting will be on 11th September 6.30-7.30 at Byng Street to see how the works are progressing, and residents are invited to attend.

Action - MA will send an invitation by email and JC will add the information in the newsletter.

6. Any other business

7. Any other business with advisors only

- 7.1 RC said he will not be available for the October meeting.

8. Next meeting - 2nd October 2025.