

KSW Resident Steering Group.**Minutes****Meeting Date –7th August 2025 – 6.00pm – 4 Winch House & via zoom**

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

1 Welcome & apologies

1.1 RC welcomed all to the meeting.

2 Apologies

2.1 None.

3 Minutes of the last meeting – July 25

3.1 The minutes were accepted as a true record.

4 Matters Arising

4.1 (4.6) MA to contact Seeds for Growth and C M Horticulture for their proposals – Completed.

4.2 (7.1) Riverside to arrange separate meeting with AC to discuss rehousing options - Completed. A meeting has taken place and if necessary, more meeting can be arranged.

4.3 (5.2) JC to inform residents of the Council's Strategic Development Committee (SDC) meeting date and the link to join online and MA to invite residents (from her list of engaged residents) for the SDC meeting to attend in person – This will be actioned once the date has been confirmed. The meeting will likely be on 22nd October 2025.**Action – JC and MA will notify relevant groups/residents two weeks in advance once a date is fixed.**

- 4.4 (5.7) Event on 17th, Project plans and information handouts will be available in 4 Winch. Completed.
- 4.5 (5.8) MI requested MA to change the session details from fortnightly to weekly on the draft programme. MA to change info on draft programme and share with RSG. Completed.
- 4.6 (7.1) Any Other business with residents only) OC and MT to raise the issue (with Riverside) of what specific process has been followed to allocate homes in Block A and D, and how this ensures residents preferences are reflected in decisions made - JC informed a letter has gone out to Starboard Way residents who are returning to the new block (Block A) about consultation to take on board their preferences.
- 4.7 (7.2) Issue with reimbursement amount for SA – JC has responded to SA regarding the issue. A total amount £300 has been paid by Riverside and this is not acceptable by SA. This matter will be persuaded by SA separately and will keep OC informed.

5. Update by Riverside and Mount Anvil

- 5.1 TL informed the works to start onsite for Block A (at current Winch House location) by March 2026. 92% of residents of Winch House has been decanted and remaining resident to be relocated by 31st August 25. 78% of residents of Kedge House have been decanted with 9 households remaining to be relocated including 2 leaseholders. JC added that finding the right sized homes for remaining tenants will be challenging, as the family homes required are not easily available, but the team is actively looking for solutions and working closely with those tenants.
- 5.2 TL informed that the council has been through the process of Statutory Consultation with the community and statutory consultees (internal departments, GLA and others). TL met with Head of planning last week and there are minor points to be locked into that includes type of rented accommodation in Block B to provide more four beds and removal of some cycle storage which are part of Phase 2 (Block B and C). This should open up some more space for residents to have resting lounge or have ground floor maisonettes. Parking space has been reduced based on officers recommendations, but it will still ensure residents who had parking at the time of the ballot will retain their parking. JC said cycle store is a TFL requirement which cannot be compromised but discussion ongoing. MT said he is surprised seeing external cycle store which was not part of the original plan and takes up what LBTH requested for open space. Residents raised concerns about the potential for the misuse of cycle stores/spaces as they have seen in other project people start dumping bulk rubbish in cycle store.
- 5.3 SA wanted feedback on her comment (concerns on reducing parking) she made on the online planning platform during Statutory Consultation. TM said there were 9 responses to the council officers that includes seven objections, one neutral and one in support. As a result, officers wants MA to look at improving front excess to Block B which is now being looked at by move some of the cycle storage to external side of the building. JC informed officers considers comments but do not provide individual

feedback or set specific action based on each comments. Officers make overall decision looking at various issues of a proposed plan rather than individual issues. So, it is 11 retained parking plus 3% blue badge bays (required by policy) will be provided irrespective of who was on the waiting list at the time of the ballot. SA said she is still concerned about those who genuinely need parking and now it has been reduced from 45 bays to 11 bays. RC said local authority has to be consistent on cases and will not do something for this scheme what has not been done somewhere else.

- 5.4 MT said the issues of reducing parking to increase open space and then reducing the open space for cycle store should be highlighted in front of SDC meeting by residents representative. MT asked about what the other objections included. TL informed infrastructures, environment and traffic but he will look into the categories and will update later.

Action - TL to send the ground of objection to MT and OC.

- 5.5 TM explained the time frame for next steps of the project which is as following:

PROGRESS TO START ON SITE – BLOCK A

4

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								

- 5.6 TM shared some of the external images of building with red bricks for Block A. GLA's view on Block B and C is to have less similar look in terms of colour scheme/brick works. Any minor amendments must be submitted by the end of this month for the SDC meeting in October. This could be highlighted in the next newsletter and then council has to re-run the consultation probably in September just like the first Statutory Consultation, depending on how much change has been submitted. Revisions are in response to issues highlighted by planners. Residents will have another chance to make comment on the revised plan and then the planners will draw a conclusion and will submit recommendation to SDC for consideration.
- 5.7 RC said it will be helpful to have RSG agreement on who will represent the groups view during the SDC meeting which does not need to be decided during this meeting but need to be sorted before the meeting takes place in October.
- 5.8 TL informed detailed design stage now being carried out with Starboard Way residents to prepare for their move to Block A in the future. This works needed to support in the delivery process of the drawings, pricing, subcontractor process etc.

- 5.9 MT asked whether all the homes are planned for open plan kitchen apart from returning residents having choice of open plan or closed plan. JC said they are open plan e.g. block B. MT asked why architects are using open plan as a standard when local residents are preferring closed plan which should indicate closed plan are more acceptable for residents in the social housing. TM said Block A and D are with option of closed plan, but Block B and C will be open plan.
- 5.10 MT said Planning Decision Notice in March 2026 is very late to start on site in March 2026. TL said this could be enabling works to start with e.g. disconnecting utilities, putting up the hoardings, can start with soft trip work internally etc.

6. Potential filming on site at Winch House

- 6.1 ACa informed they have been contacted by Pinewood Studios who are interested in using one of the empty properties at Winch House specifically flat 4,7 or 8 and 10. Guardians are living at No 7 and 8 and they need to be contacted to see whether it is possible to view the properties for an initial assessment for suitability. If everything is ok then the filming will start from 15th September (+- 2/3 days) and if No 7 or 8 chosen then cost will be covered for guardians move. MT and RSG members asked what contribution will be committed towards a resident party or the Social Value works as these are standard approach. JC said normally any funds that are generated from this will be available for Social Value works. Meeting agreed.

7. General questions/quarries from residents

- 7.1 GF asked do residents need to go to a specific block or they can have their choice. JC informed residents have to go to certain block because its is the way phasing has been planned, and block has been designed e.g. Starboard Way residents moving into Block A. Residents will have certain degree of flexibility of floor choice according to the Landlord Offer. There are few things on Landlord Offer and preferences and Riverside will do the best to accommodate them. Winch House and Kedge House returning residents will be moving to Block D. Ground of both Block A and D has couple of maisonettes and no living space on ground floor due to flood risk. Lowest floor for a 2 bedroom is first floor.

Action – TM will send layout of ground and first floor to RSG members.

- 7.2 JC informed individual consultation on residents' preferences will start from September 2025 for Block D. Building designs will be influenced by the housing needs assessment data that was gathered previously. TM reminded she has two-bedroom requirement. RC said this kind of discussion only enforces the importance of continuous engagement with residents. JC informed formal allocation for new homes actually does not happen until 6 months or so prior to handover but that does not mean that they do not keep information of preferences before that.

8. Any other business

- 8.1 MA distributed the updated Meanwhile Place activity programme. MA said residents can suggest any changes within two weeks as the programme is still flexible. Afternoon Tea session will have a soft launch from next Thursday at 12pm. MA informed Asda has donated free food for Tea session.

Action – MA to email the programme to OC and MT

- 8.2 ACa said if the filming go ahead then it will not be possible to hold any programme during that week at 4 Winch House.
- 8.3 TL informed he has been approached by Daniel Lynch for space at Tiller to run a food bank. Discussion is ongoing.

Action – TL will report back to next RSG.

9. **Any other business without Riverside and Mount Anvil.** 9.2 LK said few months ago he left a question during RSG meeting about why there is no choice of getting a flat in Block B (the site current Starboard Way block) as he wants his replacement property there. He said originally the Landlord Offer said residents can return to their previous location in the new building which is now changed completely. LK said currently he has south view that has sunlight and daylight. Once moved into Block A, Block B will put all the shadow on block A. He is not happy with this situation. MI asked whether the individual leaseholder consultation started with him. LK said he does not want get solicitor involved until planning approval granted from council because he is not sure whether Riverside will cover the legal cost if the project gets cancelled.

Action – OC will put the question forward to Riverside for an answer and will check the Offer Document.

10. Next meeting date.

- 10.1 Thursday 4th September 2025.