

KSW Resident Steering Group.**Minutes****Meeting Date – 3rd July 2025 – 6.00pm – 4 Winch House & via zoom**

Residents	Initial	Others	Initial
Amanda Chang – Starboard	AC	Jessica Caruth - Riverside	JC
Sachna Ali - Winch	SA	Ray Coyle – Open Communities OC – Chair	RC
Leanne Ward – Kedge	LW	Ayla Cakirca – Riverside (via zoom)	ACa
		Mynul Islam – Riverside (via zoom)	MI
		Margaret Amadi – Mount Anvil	MA
		Daniela Dickinson – Mount Anvil	DD
		Tommy Lane – Mount Anvil (via zoom)	TL
		Murselin Islam – Open Communities OC	MI
		Mike Tyrrell	MT

1 Welcome & apologies

- 1.1 RC welcomed all to the meeting.

2 Apologies

- 2.1 Apologies were received from Marcus Bate (Mount Anvil) and Trina Morgan (resident).

3 Minutes of the last meeting – May 25

The minutes were accepted as a true record.

4 Matters Arising

- 4.1 (4.1) Digital copies of all documentation to be sent to AC. **Completed**
- 4.2 (5.5) OC to contact LBTH separately and raise the issue of parking needs. OC will also send the planning application link and QR code to residents. **Completed**. MA said she has sent the link to residents she has contact details for to comment on the planning application.
- 4.3 (5.7) JC will find out how blue badges can be used for accessible bays and who can use them - JC said Riverside will appoint a company to manage the car park. The estate will be considered as private and will not be for parking for residents from outside. Rules will take into account each household need for blue badge parking requirements. We are at an early stage and there will be further talks near completion time.
- 4.4 (5.12) Ground rent amount and the length of the new leases after regeneration - **Completed**.

- 4.5 (5.15) Draft programme of social value activity to be distributed by OC to RSG members – **Completed**. No comments received - RSG can make comments as it is a rolling programme. MA said the afternoon tea session will be held from 12.30pm.
- 4.6 (5.18) MA to provide OC with gardening work list from three interested organisations for RSG comment – C M Collins has provided a worklist and MA shared with RSG.

Action - MA to contact Seeds for Growth and Island House project for their proposals.

- 4.7 (7.1) OC has raised the issue of ACs mum's options for re-housing. MIs said they are looking into the matter and will update AC once progress has been made.

Action - Riverside to arrange separate meeting with AC to discuss.

5. Update by Riverside and Mount Anvil

- 5.1 TL said the statutory consultation period on the planning application ended on 27th June. The officers have not informed Mount Anvil of any comments as yet. RC said there are 4 comments on the portal. Mount Anvil will meet with planners on 16th July to receive feedback. TL met with the head of planning last week and confirmed we are on target for September Strategic Development Committee (SDC) meeting. However TL thinks it may slip to October.
- 5.2 MT asked JC to inform residents of the date of the SDC meeting and to share the online link so residents can watch the presentation and debate online. JC agreed. TL suggested residents attend the meeting as they have worked closely with the project team and shown support for the proposal. RC said if residents are interested then OC can accompany them. TL said they can arrange transport if required. MA said there were around 10 residents who expressed interest in participating in such events and will invite them.

Action - JC to inform residents of the SDG meeting date and the link to join online.

Action – MA to invite residents (from her list of engaged residents) for the SDG meeting to attend in person.

- 5.3 JC said they will be writing to Starboard residents next week to start a discussion on preferences (open plan kitchen/living room etc) for Block A. The first letter will be a notification letter followed up by a letter with detailed plans for discussion. Residents will have a further two weeks to decide and then sign off an agreed plan.
- 5.4 MT asked whether these will be on specific homes for residents. JC said yes, as Block A is designed specifically to re-house residents from Starboard Way. MT asked for clarification on the residents being pre-allocated homes when the letter goes out. JC confirmed and said the housing needs info has been reflected on the initial design and then there was a design freeze in October last year. MT asked how Riverside know

about residents' floor preferences and when will the adaptation need will be considered. JC said only 16 homes are to be re-provided so there will be options, but residents will not decide on floor levels. Adaptation needs will be addressed six months before handover by working with the council's Occupational Therapy Team. MIs said there are some wheelchair units in block A and they have a good idea of residents requirements/preferences

- 5.5 MT said some residents of Winch and Kedge have specific preferences of views and asked how this will be considered. Mis said with Kedge residents, Riverside will follow up and confirm the residents' views they have noted in the past. Starboard Way residents have not advised about specific preferences on views.
- 5.6 Decanting Update – MIs said there are two households remaining in Winch, who would hopefully be moved out by this time next month. There are nine tenants in Kedge with one move pending and two leaseholder remaining. Negotiation with leaseholders are progressing.
- 5.7 Event on 17th – MA said the event starts at 12.30pm -with relaxation session, community BBQ, DJ session with the event finishing around 6.30pm. London Development Trust (service provider for the new community space) will attend and hopefully the new gardening organisation. AC suggested displaying the project information boards/models in 4 Winch. Meeting agreed and JC/MA will action.

Action – Project plans and information handouts will be available in 4 Winch.

- 5.8 LW asked has there been a decision taken on reducing the regularity of resident drop-in session and that residents may need more support when Starboard Way consultation starts. JC said there has been no decision made, and it is staying as weekly sessions. MI requested MA to change the session details from fortnightly to weekly on the draft programme.

Action – MA to change info on draft programme and share with RSG.

- 6. **AOB with Riverside/Mount Anvil – none**
- 7. **AOB with only residents advisors and advocate**

- 7.1 MT and RC said they were surprised by the pre-allocation process on Block A. AC said she is not totally surprised as this has happened in Bellamy and Byng. She was asked about her preferences on floor level, view, open plan kitchen etc) -but this was not reflected in the decision made by Riverside. She said there was no transparency in decision making or reflection of residents preferences. Meeting agreed to ask Riverside to share the process they are following to allocate the properties in Block A B to ensure that there is transparency and the process allows residents preferences to be taken into consideration when it comes to pre-allocation.

Action – OC and MT to raise the issue (with Riverside) of what specific process has been followed to allocate homes in Block A and B, and how this ensures residents preferences are reflected in decisions made.

- 7.2 SA said the situation re payment for wardrobe has not been resolved and she is unhappy about how £300 was paid into her account without reaching an agreement. She had requested £525 with evidence of cost.

Action – OC to raise the issue with Riverside to consider further £225 for the loss.

8. **Next meeting date.** Thursday 7th August 2025.

