

**KSW Resident Steering Group.****Minutes****Meeting Date – 4<sup>th</sup> December 2025 – 6.00pm – 4 Winch House & via zoom**

<b>Residents</b>	<b>Initial</b>	<b>Others</b>	<b>Initial</b>
Amanda Chang – Starboard	AC	Margaret Amadi – Mount Anvil	MA
Leanne Ward – Formerly Kedge	LW	Evie Morris – Mount Anvil	EM
Lubomir Kostadinova (via zoom) - Starboard	LK	Philip Shankster – Mount Anvil	PS
		Thomas Lane – Mount Anvil	TL
		Mynul Islam (via zoom) - Riverside	
		Murselin Islam, Chair – Open Communities OC	MI
		Mike Tyrrell – Resident Advocate	MT

**1 Welcome & apologies**

- 1.1 MI welcomed all to the meeting.
- 1.2 Apologies – Sachna Ali, Jessica Caruth and Ray Coyle.

**2 Minutes of the last meeting – Nov 25**

- 2.1 The minutes were accepted as a true record with the amendment for 4.8 last line should read as ‘including the leisure centre’.

**3 Matters Arising**

- 3.1 (7.2) AC said Mount Anvil has not come back about the side access between Block C and D as well as the decision on bollards for parking bay. MT also wants to know whether it is possible to access the site via West Ferry Print Works rather than using Tiller Road. These issues to be addressed by Riverside and Mount Anvil – First part of the action will be addressed at future meetings and Print Works access will be discussed at item No 4.

**4. Updates from Mount Anvil and Riverside**

- 4.1 PS was introduced as the Project Lead to deliver the Mount Anvil works at KSW. He is involved in Bing Street project at present, was involved in Silk District project at Whitechapel and few other projects in Tower Hamlets.
- 4.2 TL presented project updates that covered key milestone achieved, Timeline and workstream required prior to works for Block A commencing on site, details and map of initial works and hoarding lines and decant update by Riverside.
- 4.3 TL said key milestone has been achieved on 12<sup>th</sup> Nov by getting Planning Committee approval. Now next stage requires the sign off by Mayor of London which is regarded

as Stage Two approval that is aimed to achieve by end of the month. Currently discussion taken place about the legal agreement (Section 106) that needs to be signed. Once the s.106 agreement is signed, the Decision Notice can be issued, which will enable works to be started on the site. There are also few legal agreements to be completed with Riverside as well.

- 4.4 TL informed going forward Riverside will need to hand over Winch House and its surrounding area to Mount Anvil to start from February 2026. TL said they are working on a residents engagement plan for next twelve months which will focus on the works being undertaken on site and detailed design of residents' new homes.
- 4.5 PS said they are looking into demolition contractors and other sub-contractors. And also working on a Construction and Environmental Management Plan, which will be shared with residents at later stage.
- 4.6 TL and PS explained the enabling works estimated timeframe (page three of the presentation, please see Appendix One). These works include vacant possession, hoarding lines, parking re-arrangement, trial pit testing, asbestos surveys, tree felling, deconstruction works etc. If any works are required from the asbestos survey it will require a high level of safety measurement around it to ensure workers and residents safety.
- 4.7 PS presented Winch House / Block A enabling works diagram that explains hoarding line, site access and egress, impact on residents parking and the location for re-arranged parking. This also include maintaining one disabled bay and proposal for an area/bay for loading/unloading in front of Starboard Way. Footpath in front of Winch House, access to Tiller Road for Winch House, Starboard Way playground and allotment area will be closed off as this area will fall within hoarding line.
- 4.8 LW informed there are fox activity in the area and there may be cubs around by the time the works will commence next year. PS thanked LW for early warning and said there will not be any major structural works before April next year and between January and April all works are mainly investigative, soft stripping and site preparatory works.
- 4.9 MT said Planning Committee raised the challenges around possible rodent issue during the works and how all that will be managed. Residents informed there are already major rat issue in the area and a plan needs to be in place to handle any situation which may arise. PH said they vermin and ecological survey will pick up these issues and will be addressed accordingly by bringing in professional service. Starboard Way will require extra protection from rodents as residents will still be living in the block during the whole of Phase One works.
- 4.10 MI asked about the monitoring and impact of vibration as the works site is very close to Starboard Way. PS informed there will be Construction and Environment Management Plan that will include the issues of vibration, noise and dust issues. Number and location of sensors will be set around the site consulting with

environmental team, and it will produce live data which is also required by council. This will help to take appropriate action as and when needed. There will be various Demolition methods that will be used based on structural challenges that may include pulverisation over breaking (for Winch House). Winch House may need two weeks of major demolition works as it is a small bock.

- 4.11 MI asked about working hours for the site. PS informed this will be Monday to Friday 8am till 6pm and Saturdays are discretionary from 8am till 1pm which requires permission from the council. MI advised to ensure that if ever there is a need to hold Saturday works, residents must be advised well in advance. Noticeboards will be put up on hoardings and will have contact details of MA and PS for residents to contact them for any issue. Quarterly Newsletters will have contact details, and all major works/events notice e.g. start of demolition, delivery of pilling rigs, start of pilling works, tower crane erection etc will be also published in advance.
- 4.12 MT asked about traffic management issues and delivery challenges to the site including the tight bending at the end of Tiller Road into Mellish Street. PS said they have a strategy to use temporary traffic light system to make part of the one-way section of Tiller Road to become two way (about 30 metres) just during construction hours and this needs to be approved by the borough. Articulated vehicles are not possible as the site itself is too tight. It will be also beneficial to the residents of Mellish street not to have articulated vehicles passing through their street. Local residents will be notified once permission granted, no application has been submitted to council yet since it requires a Decision Notice. The traffic light system may require at least 6 parking bays to be removed on Tiller Road.
- 4.13 PS informed he has approached Mace who is managing the Print Works site, which is going through a sale process at present, so they are not clear on giving access as situation is uncertain. This option will be kept open as situation may change later. PS informed Gate 1 and Gate 2 on the site map (please see page 4 of Appendix 1) needs to be formed as they do not exist and will require the council's permission. Until then Gate 4 in front of Starboard Way will be used to access the site.
- 4.14 MI asked about the cancelled estate parking bays and how residents are getting informed. MIs informed Riverside has started working with those affected residents and current registered users will get re-provided parking on site in the estate car park marked in green on the plan. MIs also said CPM (parking management organisation) will be aware of these changes. MT said he will highlight the issues discussed today in the Four Estate Forum newsletter to inform wider community and the impact of future works.
- 4.15 PS informed the allotment area will be used a site office location. MT said RSG need to have monthly meeting place. MA informed she have been looking into few places including Barkantine Hall, Mastmaker place near Tesco and another place nearby. Leisure Centre has the studio, but it has a rodent problem. MT offered the use of Strafford Street. MA will inform the group once more progress are made and will discuss in the next meeting.

**Action - MA to email MI and MT on the progress of identifying a venue.**

- 4.16 MI said residents also need to look into drop-in session and its future location. LW said Kedge House should be reasonable to hold weekly drop-in session even though it has couple of steps that could create an access issue. Residents will make their suggestion in January meeting for the drop-in session.
- 4.17 Meeting discussed the next meeting date at this stage and MI informed first Thursday in January is a Bank Holiday and the following Thursday Open Communities will be in another project meeting elsewhere. Wednesday 7<sup>th</sup> January is proposed as the meeting day for the next RSG and the meeting agreed.
- 4.18 MA informed Mount Anvil will be publishing a Stakeholder Newsletter aiming before Christmas. MT suggested to cover Mellish Street, Alpha Grove, Omega Close and whole of Tiller Road for newsletter distribution, given the implications for them of the temporary lights.
- 4.19 Voids Update – MIs informed there are 31 or 77.5% voids in Kedge House, 1 or 5% in Starboard Way and 12 or 100% in Winch House. Please see page 5 of Appendix 1 for full update on decants, tenants moves/pending moves and leaseholders ). MI informed he has briefly spoken to one of the remaining residents at Kedge House and left a request for the main tenant to contact Riverside to provide their bidding progress or any help they need for bidding/searching for home.
- 4.20 MA informed she has been contacted by a leaseholder he needs help to understand how leaseholders option works. MA will pass on the information to MIs.

**5. Questions from residents**

- 5.1 None

**6. AOB with all in the room**

- 6.1 MA informed they have been successful in their funding bid for Christmas Hampers from Tower Hamlets Public Health. Mount Anvil has also match funded the £2000 so total pot is now £4000. Social Value Development Group (The Afternoon Tea Club etc) has been requested to nominate two person over 60s. Hamper giving day will be 18<sup>th</sup> of December was shortlisted by MA to get funding for winter Christmas hampers for older residents. Ten extra hampers pack will be donated to Strafford Street Friendship Club. MA thanked MT for setting up the arrangement.
- 6.2 MA informed on 17<sup>th</sup> December they have Santa's Grotto (1pm-3pm for nursery ages) and for young people the art exhibition (3:15pm- 5pm) for Tiller Road Art Group at Tiller Rd Leisure Centre. On 18<sup>th</sup> December 12pm-3pm will be the final Well Being Day at 4 Winch House. On 16<sup>th</sup> (from 12:30pm) and 18<sup>th</sup> (from 12pm) December there will be hampers making day at 4 Winch House and residents are welcome to volunteer for the purpose.

**7. AOB - advisors and residents only**

- 7.1 RSG members are concerned about the impact of temporary traffic light on the immediate area especially during morning and afternoon school-run hours. Commercial/heavy duty vehicle, if planned early arrival, will generate complaints from local residents as well. Mount Anvil should consider these issues while planning for logistics. MT said the traffic light should be only operational when the lorries will be coming in and going out, not at other times as there will be no need.
- 7.2 LK said from Tesco to Tiller Road entrance of West Ferry Road the road tarmac condition is already very poor and heavy-duty vehicles will make the matters worse.
- 7.3 LK reported that Starboard Way cleaning is not up to the standards and not has been done for last three weeks.
- 7.4 AC said all allotment users should be notified about the changes that will be taking place from end of January 2026.
- 8. Next meeting – Wednesday 7<sup>th</sup> January 2026.**