

KSW Resident Steering Group.**Minutes****Meeting Date – 7th January 2026 – 6.00pm – 4 Winch House & via zoom**

Residents	Initial	Others	Initial
Amanda Chang – Starboard	AC	Margaret Amadi – Mount Anvil (via zoom)	MA
Leanne Ward – Kedge	LW	Mike Tyrrell – Residents Advocate	MT
Lubomir Kostadinova (via zoom) - Starboard	LK	Philip Shankster – Mount Anvil	PS
Sachna Ali – Winch (via zoom)	SA	Thomas Lane – Mount Anvil	TL
		Mynul Islam - Riverside	MI
		Jessica Carruth - Riverside(via zoom)	
		Ayla Cakirca Riverside (via zoom)	ACH
		Ray Coyle – Open communities - Chair	RC

1 Welcome & apologies

1.1 RC welcomed all to the meeting.

1.2 Apologies – Murselin Islam

2 Minutes of the last meeting – Dec 25

2.1 The minutes were accepted as a true record with the exception of a comment attributed to LW which should have been attributed to AC

3 Matters Arising

(4.15) ‘MA to email MI and MT on the progress of venue’. Short general discussion on venues for future RSG and weekly drop-in sessions took place. See 4.8 below

4. Updates from Mount Anvil and Riverside

4.1 PS went through an online presentation. RC asked if the presentation was emailed to residents. PS said no. RC said he would send it out with the minutes of this meeting and asked that, moving forward, online presentations should be accompanied by hand-outs of hard copies at meetings. PS agreed.

4.2 PS said there is a lot of information on the presentation but that it is all relevant. He passed over to MA update on slide 2 of the presentation - the meanwhile space (4 Winch). MA said the last day of drop-in sessions with Open Communities will be 21st Jan with the last day for all activities being on the following day. The rest of the week will see the flat being emptied of contents.

- 4.3 MA added that if anyone wants any of the items in 4 Winch (chairs etc) they can have them. A stakeholder newsletter is being produced for delivery on 16th January and is aimed at the wider community as well as the residents of the blocks.
- 4.4 MA then suggested the RSG meeting go on-line during the transition period and could be reviewed when things settle down again. She asked what the resident members of the RSG thought of this. Afternoon tea will move to the Strafford Friendship Club – MT confirmed that this is all good.
- 4.5 MA continued, in April there will be a workshop on the hoarding artwork in April with input from residents, who should express an interest in this before getting involved. There will be a detailed design ‘check-in’ at some point in April which will give residents the opportunity to view. In May the regular social value activities will continue with another stakeholder newsletter due to go out in June. MA then thanked all who took part in the hamper making before Xmas as it was much appreciated by those who benefitted from the hampers.
- 4.6 Both LW and AC are not happy with the suggestion of taking the RSG meetings on-line. RC suggested that a decision on on-line meetings as well as the venues for future RSG meetings and drop-in sessions do not need to be reached now but could be arrived at within the next week, after some discussions with residents.
- 4.7 JC added that an option for meetings is the Barkantine Hall. JC said decisions on these should be made within the next week as venues have to be booked in time for the next RSG meeting in February. RC agreed.
- 4.8 A general discussion took place around the potential venues for RSG meeting with Strafford Street, Byng Street and Barkantine Hall all mentioned. SA was in favour of Barkantine Hall as it has parking available. Both LW and AC favoured either Strafford Friendship Club or Byng Street site office and AC said parking should be available at that time of the day. After delivering her report, MA left the meeting 17 minutes in.

ACTION – MIs to chat with RSG members and reach a decision on the venue for RSG meeting from next month (February) onward and report back to Riverside

- 4.9 TL picked up the next slide in the presentation highlighting key targets met including Planning Committee approval in November as well as Stage 2 approval from the GLA on 22nd December 2025. They are now in the process of agreeing the draft of the section 106 with LBTH. The aim is to sign this off on week commencing 19th January. PS added that this is effectively the ‘Decision Notice’, the key document to move forward.
- 4.10 MT asked about the current wording of documents regarding the new community space in the new development. TL said there will be no mention of this in the Section 106 but that they have to submit a plan to LBTH before the commencement of the

ground floor slab of block D so they will be working with London Development Trust (managers of the community space) to ensure it is approved.

- 4.11 TL added that another key timeline is that the community space is delivered before any of the homes in block D are fully occupied. This gives confidence to LBTH that the community facility is delivered. PS said that once the Decision Notice is secured, they can then look at the long list of conditions attached to the planning approval and discharge them.
- 4.12 MT asked if the minutes from the last meeting are correct regarding the traffic light system only being operational when lorries are making deliveries. PS said it is minuted correctly, but since then he has met with LBTH as well as a transport consultant and LBTH would like to see minimum impact from this. So, the minutes are correct, but they are still working with LBTH on this.
- 4.13 MT said he hoped they are not looking at going further than just delivery times as it would cause havoc to local traffic and people on the estate are horrified at the thought of the traffic light system being on all the time, as it will affect the only exit to the whole of the estate. TL asked MT if he meant at night time and MT said in the day time too, when there are no deliveries as well as at school in/out times as the only exit on the Barkantine estate will be blocked.
- 4.14 TL said you can get down Alpha Grove and out on to West Ferry Road without hitting the temporary traffic lights. PS said they are working with LBTH to reach the best option. MT said because it starts at Alpha Grove there could be a tailback of traffic waiting who want to turn left, for the lights to change, so it will affect people coming out of Alpha Grove. RC recapped the relevant minute from the previous (December) meeting and said there will need to be monitoring of this moving forward.
- 4.15 A short general discussion took place about the potential impact on a number of streets. PS added that the two people he is liaising with at LBTH know the local area and are very much aware of potential problems.
- 4.16 PS said work will start on the Winch House ground on 2nd February 2026. Security/camera work will be in place and hoarding and site vehicle entrance gates will follow. PS then went through slide 4, which is unchanged from the presentation at the previous (December) meeting. PS reminded the meeting that phase 1 of the project include the allotments, the play area and the path along the front of Winch House as well as Winch House itself. The work cabins will be set up on the allotment area in December this year.
- 4.17 MI then highlighted one change to slide 6 where the number of 'Tenants Moves Completed' has increased from 27 to 28 on Kedge House with one pending. This gives a split of 18/20 in terms of occupied properties. JC added that there are five occupied homes (tenanted) and two leaseholders as well as the one pending move.

5. Questions from residents

5.1 No additional questions to the ones already asked by residents.

6. AOB with all in the room

6.1 MI said he is being moved on to another project to help them decant and his time on Tiller Rd has come to an end. MT said this is a reflection on the excellent work he delivered on Tiller Rd – all agreed. RC said it had been a pleasure working with MIs over the past 6 years and all wished him the best in his new role. ACh will be stepping into MIs shoes.

7. AOB - advisors and residents only

7.1 MT said it is important that we heed the wishes of the RSG and continue with face to face meetings. The decision to be made now is whether the meetings are held in Byng Street site office or Strafford Friendship Club. SA said she would prefer not to go to Byng Street as she will not find parking. AC said it should be OK to park around Strafford Street

7.2 AC said that Barkantine Hall can be cold and it is very big for these meetings. It is also hassle to set up and put away all the tables/chairs etc. LW said at meetings in the past we were rushed as she wanted to close the venue – especially in winter.

8. Next meeting – Thursday 5th February 2026

Venue will be confirmed