

**KSW Resident Steering Group.****Minutes****Meeting Date –2<sup>nd</sup> October 2025 – 6.00pm – 4 Winch House & via zoom**

<b>Residents</b>	<b>Initial</b>	<b>Others</b>	<b>Initial</b>
Amanda Chang – Starboard	AC	Jessica Caruth - Riverside	JC
Sachna Ali – Formerly Winch	SA	Mynul Islam – Riverside (via zoom)	MI
Leanne Ward – Formerly Kedge	LW	Margaret Amadi – Mount Anvil	MA
Lubomir Kostadinova (via zoom) - Starboard	LK	Evie Morris – Mount Anvil	EM
Trina Morgan (via zoom)	TM	Marcus Bate (MB) – Mount Anvil	MB
		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 – Ray Coyle.

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

- 2.1 The minutes were accepted as a true record.

**3 Matters Arising**

- 3.1 (3.1) JC and MA will notify relevant groups/residents two weeks in advance once a date is fixed – Will be actioned, currently meeting date is set for 12<sup>th</sup> November.
- 3.2 (3.7) Riverside to provide clarity on which blocks Starboard Way residents can return to – JC said Block A and D have been specifically designed for returning tenants. The team have liaised with tenants in Starboard Way to discuss allocations and will start conversations with the leaseholders too. The team will pick up this point in individual meetings with the residents.
- 3.3 LK said the Landlord Offer didn't mention residents would be returning to any specific block, it says residents will return to where they were originally located. There is also the issue of day light/sun light on block A due to nearby Block B - so Block A is not an option for him. LK also complained about nearly doubling the number of homes which will be very high density and may not be financially viable. What has been promised is not what is going to be delivered. LK said Ballymore recently applied to the council to reduce their social housing commitment to 16% for one of the local project so why can't Riverside do this to reduce density and height. JC said Riverside is a Housing Association committed to provide more social housing and Ballymore is a private developer. MT said it is a large increase in homes but Riverside had advised that the number had to go up because of the change in the economic climate/building

regulations. MB said the Ballymore project has been going on for more than 12 years to get to planning stage and the council refused it, so it's a project with many challenges/difficulties. Riverside/Mount Anvil could reduce the size of the scheme by 70 homes to match the Ballymore scheme and might get approval at an appeal in one/two years which does not make any sense as it would end up delaying the scheme.

- 3.4 LK said he would like to have his new property in Block B (where his property currently located). JC clarified Block B and C have private sales homes. Block B includes some affordable provision homes, which are proposed to go to the borough's waiting list, and some are shared ownership homes. JC said as a leaseholder LK can buy a property in one of those blocks. Riverside and LK will discuss this separately outside this meeting.
- 3.5 LK reported two the 2<sup>nd</sup> floor communal corridor lights have not been working at Starboard Way for over a week.

**Action – Riverside to chase light repairs.**

- 3.6 (4.3) 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 – **Completed**. MA reminded RSG members to complete the support card and wider residents will receive another text reminder before the close of the process.
- 3.7 (5.3) MA will send an invitation by email and JC will add the information in the newsletter – **Completed**.

#### 4. **Update by Riverside and Mount Anvil**

- 4.1 TL presented an update on design, playing space and programme. Mount Anvil met with planning officers and were advised to look at two minor changes;
- An increase in green space by reducing 4 Blue badge parking spaces between Block B and C
  - decrease cycle storage in block D in order to increase active frontage at the back of the community centre space.

This means there will 8 blue badge and 11 re-provided parking spaces. LBTH are currently consulting with the community on these changes. Last week planners said they won't be seeking any further minor changes to the submitted scheme, and they will recommend the scheme for approval. This involves the planners writing a report to go to the planning committee setting out the proposals, seeking a decision from the planning committee.

- 4.2 MI asked how residents can attend the SDC (Strategic Development Committee). Mount Anvil is happy to arrange transport. The meeting takes place at the Town Hall in Whitechapel.

**Action – Mount Anvil to arrange transport for any residents who wish to attend the meeting on 12<sup>th</sup> November.**

- 4.3 TL 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								

TL said since submission to the planners, changes have included parking changes, brick colour, cycle storage and the provision of more 4-bed homes without changing the overall number of homes.

- 4.5 MT asked about confirmation regarding the refuse system. TL confirmed there is no change to the planned underground system. AC asked about any allocated space for bulk rubbish. TL confirmed there is one in block B and one in block D.
- 4.6 TL said LBTH wants Mount Anvil to enter into the Section 106 agreement which secures the benefits of the scheme regarding affordable housing. Once agreed and signed and planning permission has been secured, work can begin. Decision Notice to be received before Christmas.
- 4.6 MA said currently they have 38 support cards for the scheme over the first two drop-in events. There are two more drop-in events planned. Some objections are coming from the wider community and not necessarily from KSW residents.
- 4.7 MA said the IRAP meeting had generally positive feedback. TL said he will remain involved in the scheme and that EM will be more involved on a day-to-day basis as well as Philip's team. MA said Philip Shankster from the Delivery Team attended today's afternoon event to meet residents. MA will circulate the IRAP report. AC and LW said they discussed during IRAP the option for securing parking spaces from people who will not be authorised to use allocated parking and also the related service charge issue for maintenance of the individual parking space (e.g. bollard maintenance cost). TL said there isn't any specific option considered for securing parking bays or even the

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main vehicular access gate at this stage, but parking bollards can be an option. Also parking bay users will be liable for any related service cost.

**Action- MA will circulate the IRAP report to non -panel residents.**

- 4.8 AC asked if a decision has been made on the walkway/entry point between Blocks C and D. TL said it is still undecided and will be addressed during detailed landscaping design process.
- 4.9 MT said block naming is an important matter, and it will be good to get residents involved. Residents agreed.
- 4.10 LK asked about what type of heating and hot water system will be installed in the new homes. TL said they have engaged with the Council looking at Barkantine district heating network, a system that is going through decarbonization at present. This system is not ready to be connected with the development at this stage and it has been decided that the development will have its own on-site communal heating system. LK appreciated this approach.
- 4.11 Riverside update – JC said Winch House has been decanted (only one left to be vacated by Monday next week) and notices to the guardians will now begin and disconnection can be started. The team is working with residents in Kedge/Starboard. Valuations and meeting arrangements are in progress with Starboard leaseholders. Negotiations have begun with one leaseholder in Starboard and one in Kedge. There are nine households in Kedge, one requiring a one-bed property and six requiring three-bed properties. There are two leaseholders in the block.

**5. General questions/queries from residents**

None

**6. Any other business**

None

**7. Any other business with advisors only**

- 7.1 LK expressed his frustration about why he is the only one who raises communal issues with Riverside. It has been four months that there hasn't been proper cleaning of the corridors. Housing Regeneration should bear some of the responsibility as Riverside stopped paying attention to the block management. There were electrical wires hanging loose but it did not get resolved urgently. MT said MIs is working on this safety issue. Years ago, a caretaker used to deal with these kind of issues but now it has to be handled by specialist electricians.

**Action - MT will send an email to the person responsible for caretaking and block management about the electrical wire/lighting issue.**

- 8. Next meeting – 6<sup>th</sup> November 2025.**

