

KSW Resident Steering Group.**Minutes****Meeting Date – April 2nd, 2026 – 6.00pm – Trafford Friendship Club & via zoom**

| Residents | Initial | Others | Initial |
|--|----------------|---|----------------|
| Amanda Chang – Starboard | AC | Margaret Amadi – Mount Anvil | MA |
| Leanne Ward – Kedge | LW | Mike Tyrrell – Residents Advocate | MT |
| Lubomir Kostadinova (via zoom) - Starboard | LK | Evie Morris – Mount Anvil | EM |
| | | Murselin Islam – Open Communities (Chair) | MI |
| | | Jessica Carruth – Riverside via zoom | JC |
| | | Ayla Cakirca - Riverside via zoom | ACh |

1 Welcome & apologies

- 1.1 MI welcomed all to the meeting.
- 1.2 Apologies –Marcus Bate, Philip Shankster, Thomas Lane and Ray Coyle.

2 Minutes of the last meeting – Mar 26

- 2.1 The minutes were accepted as a true record, with the exception of 4.10 which required the addition of block name of Starboard Board Way.

3 Matters Arising

- 3.1 (3.2) MI to make correction of 5.1 from February minutes and send an update to Margaret Amadi - Completed.
- 3.2 (3.3) ACh to contact Housing Management about the money received from Winch House filming – ACh said the Housing Team has got the money. The idea is to spend it once the estate is redeveloped. AC said this was discussed last year at an RSG meeting – and to was agreed to spend the money to benefit current residents in the form of an event, as it was them that was inconvenienced and not the new tenants. ACh said current residents may have received a voucher (Winch House residents?). AC said her mum did not receive a voucher. At the time of filming most residents were guardians at Winch House. JC said this is not a decision for the regen team and to ask for a clear statement from the Housing Management Team. MA said it has also been discussed re having a contribution to the social value initiatives at Winch House as the social value sessions were affected by the filming.

Action – ACh will contact the Housing Management for a statement clarifying the situation. MI to check what was discussed in a RSG meeting on this.

4. Updates from Mount Anvil and Riverside

- 4.1 MA said there have been some changes to the work programme. The stakeholder's newsletter will be published in May rather than April to accommodate a fuller update. The 'meet the contractor' event will take place in June and will be publicised in April's newsletter.
- 4.2 The Social Value team will meet with Riverside on 13th April to discuss how both Mount Anvil and Riverside can work together on the Island, and MA will provide a feedback at the next RSG. There is a big focus on Employment and Training for the community. Riverside have their own Employment and Training programme which will also be discussed at the meeting.
- 4.3 There will be a social value catch-up meeting with Marcus Bate on 23rd April at 11am at Byng St. RSG members are invited to offer their views.
- 4.4 MA said there will be some changes re the respite and wellbeing sessions at Mastermaker site. The new venue will be Docklands Business Centre on Tiller Road. On 23rd April residents can have a look at the new facility. There are two spaces available at the new facility, and it has 24-hour access. Garden space will also be available for residents - if they want a break from the noisy environment. There is also a company on site who offer Construction Skills Certification Scheme (CSCS).
- 4.5 In terms of building safety, MA is working on cohorts of five people to be skilled up/trained. But the big challenge is securing a job after training. They are working with New City College and their sub-contractors to look at positive outcomes. MT appreciated the effort by Mount Anvil. LW wanted to know whether there is an option to do the training online. MA said both in-person and online options are available.

Action – MA will share course details with RSG members.

- 4.5 MA said the IRAP meeting is on Wednesday 8th April at 6:15pm at the Strafford Friendship Club.
- 4.6 There is an opportunity for a tour of the Byng Street site in July, with access to homes to see the internals. Some samples may be available to get an idea what kitchens/bathrooms will look like. It would be good to have Starboard Way residents there as they will be choosing colour scheme/materials further down the line.

Action point – Riverside to encourage Starboard Way residents to attend.

- 4.7 MA said there have been no emails or registrations of interest for the hoarding workshop. Interest from the community may come once demolition begins. LW said the West Ferry site had a similar project involving a number of local schools. Mount Anvil's marketing team will have a major role to play.

Action Point – Mount Anvil to publicise in order to generate interest. Local schools will be approached to get children involved.

- 4.8 Earth Day – The sustainability team would like to host a plant day initiative with residents around Earth Day (23rd April) and are planning to work with Seeds for Growth on a workshop. Possible venues are Barkantine Medical Practice the Strafford St Friendship Centre. MA will keep residents informed about the time and venue.
- 4.9 EM said not much has changed since the last RSG meeting. Pre-commencement conditions are still with the council and should be done quickly. This will enable demolition works as planned. There will be a meeting with the council in two weeks' time - the RSG will be updated at the next meeting.
- 4.10 MI said cold callers may start knocking on doors claiming they are part of the regen project. It would be good to have this information in the in the next newsletter, so residents are vigilant and ask for ID etc.
- 4.11 JC said Winch is totally void, Kedge has seven flats occupied and Starboard is 95% occupied. There has been no movement since last month. Riverside is continuously working with residents but the last couple of months had been difficult in terms of availability of suitable homes, especially for Kedge House residents. Most of the Starboard residents will be moving into Block A. There are seven leaseholders in Starboard.
- 4.12 MT said a couple of residents from Starboard are now looking into moving since the hoarding went up because of feeling hemmed in and fear of the realisation of having to live with the building works. He has emailed Paul Handley (Riverside) suggesting making direct offers of Riverside properties to residents rather than going through LBTH. MT said there are examples of this happening withing the borough. Paul Handley will investigate further.
- 4.13 JC said LBTH has over the years transferred its housing stocks to various housing associations and they are all signed up to the 'Common Housing Register', a programme that requires all void properties to be managed within the council's allocation systems. No housing associations within the borough can hold back any of its voids. Any deviation from this process requires the permission of LBTH. Riverside have been allowed to make some direct offer on regen sites where blocks are being demolished. We are not at this stage yet with Starboard as we are not at the point in the demolition time frame. MT said he invented introduced the Common Housing Register system many years ago and included a level of flexibility in the system.
- 4.14 A general discussion took place on a number of issues including demolition, pre-demolition works (soft stripping of Winch House, the works on back gardens and the playground) as well as potential impact in the form of dust/noise) affecting residents living in Starboard.

Action Point – Mount Anvil to address the issue (construction management plan’s tasks relating to dust and noise) at a future RSG meeting.

5. Questions from residents - None

6. AOB with all in the room

6.1 AC asked about getting a new fob key for Starboard Way as hers is broken. She said someone has contacted her re changing the electric meter and added that would be a waste of time and money as the block is being demolished.

7. AOB - advisors and residents only

7.1 LK said he is aware of the two limited companies were formed (as joint venture) to manage the regeneration works. He also has concerns about the progress of the project as the industry has been slowing down overall and that the impact of the war in the middle east could last up to another 12 months.

7.2 MT and MI said they raised the issue of the new limited companies and the associated responsibilities for the project. The response from Riverside/Mount Anvil was that if there was an issue with the new company the regulator for social housing would expect Riverside to step in. MT agreed with LK about the market slowing down affecting the progress of projects. Concerns regarding the market condition has been also raised with Paul Handley during the recent 4 Estates Forum meeting recently.

Action Point – MT to raise the market condition issue with Riverside/Mount Anvil and its possible impact on the projects.

7.3 LK asked what the current status of 11 Starboard Way is. MI and MT said they are not aware of any specific decision. MC said her mum has seen work men entering the flat, but this might be because there is no site office.

Action point – MI to contact Riverside re flat 11 Starboard Way.

8. Next meeting – May 7th, 2026. Venue – Trafford Friendship Club