

**Minutes of a meeting of the Kedge House, Starboard Way and  
Winch House Resident Steering Group  
held on 2<sup>nd</sup> May 2019 at the Dockland Sailing Centre at 7pm**

**Residents Present:**

Keeley Vincent – Kedge House	Rosemary Blake – Kedge House
Anthony Rae – Kedge House	Trina Morgan – Kedge House
Theresa Rowlands – Kedge House	Gemma Finch – Kedge House
Marie Batchelor – Kedge House	Michelle Canaway – Starboard Way
Toni Catania – Kedge House	Ashley Canaway – Starboard Way
Maureen Clayton – Kedge House	Lubo Kostadinov – Starboard Way
Leanne Ward – Kedge House	

**Others Present:**

Leila Arafani – One Housing Group  
Mike Tyrrell – Independent Resident Adviser – 4 Estates Forum

**1 Welcome & Introduction**

1.1 MB welcomed everyone to the meeting.

**2 Apologies**

2.1 Apologies were received on behalf of:

- Alison White – One Housing Group
- Husanara Choudhury – Kedge House

**3 Minutes of the Meeting held on 4<sup>th</sup> April 2019**

3.1 The minutes of the meeting were agreed as a true and accurate record and the decisions from the previous meeting that was inquorate were ratified.

**4 Matters Arising**

**4.1 Attendance Log**

4.1.1 The attendance log was noted after noting that a column was missing to take account of attendees at the February meeting. MT agreed to amend the log.

**MT can confirm that the attendance log has been corrected**

**4.2 Membership of the Resident Steering Group**

4.2.1 AW will contact the four residents and Rita Cooper to encourage them to put themselves forward to the Resident Steering Group.

**AW has contacted the residents concerned and four are definitely interested.**

- 4.2.2 MT will work with AW to do a leaflet for the residents of Winch House and Starboard Way to encourage residents to put themselves forward. MT will deliver the leaflet on 11th April 2019 and door knock at the same to talk to residents. **MT and AW visited each home and delivered a leaflet which MT circulated to RSG members on 11<sup>th</sup> April 2019 for information.**
- 4.3 Newsletters**
- 4.3.1 Members of the RSG would be contacted by AW to provide a small bio of themselves. **AW has attempted to contact all and has completed 6 bios so far.**
- 4.3.2 AW will draft the newsletter in a simple word document for the block and hand deliver the draft to all RSG members for comment. **Due to annual leave OHG have not been able to produce a draft for the meeting but they are working on it.**
- 4.3.3 There will be a different heading for each block to encourage residents to read it stating:
- Kedge House's future with a picture of Kedge House
  - Starboard Way's future with a picture of Starboard Way
  - Winch House's future with a picture of Winch House
- AW has discussed this with the team producing the newsletter and this will not be possible. A photo of all three blocks will be used for the heading.**
- 4.3.4 The newsletter will be hand delivered in A5 envelopes that are hand addressed by Friday 26th April 2019 **AW and LA have arranged for a new style newsletter which is less corporate to be drafted by an outside company. A draft was shared at the meeting but will have to be hand delivered.**
- 4.4 Independent Tenant & Residents Advisor**
- 4.4.1 The interviews will be held from 1 to 6.30pm on Tuesday 23<sup>rd</sup> April 2019. MT will draft the questions and circulate them to the panel to consider. **MT has drafted the questions. The interviews dates will need to be reviewed.**
- 4.4.2 LA to ask the candidates to ensure that the person on the ground doing the role is at the interviews and can attend the RSG on the first Thursday of the month. **LA has made this request to all the candidates.**

#### **4.5 Update on the “Starting the Conversation” Questionnaire**

- 4.5.1 AW reported that the final report on the surveys should be ready and printed and distributed to all residents by the next meeting. If it is delayed, she would bring the draft version to the meeting on 2<sup>nd</sup> May 2019 for discussion. **AW advised that the report is underway but again, due to staffing this is not yet complete as AW is covering two roles.**

#### **4.6 Any Other Business with One Housing Group Present**

- 4.6.1 LA reported that she had taken up the issue of the lights and the door entry system. OHG to report back. **LA can confirm that these matters have been passed on to Rhys Jones in the Island Regeneration Team who will be following up.**

#### **4.7 Any Other Business without One Housing Group Present**

- 4.7.1 Residents were concerned that there are cracks on all the floors between the link bridges and the stair and lift towers of Kedge House. LA to arrange to get this checked out. **LA can confirm that these matters have been passed on to Rhys Jones in the Island Regeneration Team who will be following up.**

#### **5 Attendance Log**

- 5.1 The attendance log was noted and it was no action needs to be taken at the moment for non attendance.

#### **6 Membership of the Resident Steering Group**

- 6.1 LA reported that she and AW had made contact with those from Winch House and Starboard Way who were interested in joining the group. One was not able to attend this meeting and 3 suggested they were going to attend. Lubo Kostadinov from Starboard Way was present and he was asked whether he would change his mind and agree to join the RSG.
- 6.2 LP agreed to stand for membership and under the terms of reference of the RSG it was agreed that he would be co-opted. OHG had argued that all changes of membership should go to an open meeting. This was deemed impractical by the RSG. It was however decided that this decision is to be reported in the newsletter so that all residents are aware of the co-option. **LA**

#### **7 ITLA Interviews**

- 7.1 The meeting was advised that the interviews were scheduled for Thursday 16<sup>th</sup> May 2019 but MT has a funeral that he must attend **LA**

and he apologised for this. It was agreed that they should go ahead on Thursday 23<sup>rd</sup> May 2019.

7.2 As LW could not make the interviews, it was agreed that TM would replace her on the panel. LA

## **8 Newsletters**

8.1 LA circulated different formats of the newsletter. It was agreed to go with the more simple word version except it should have a red heading and not orange. LA

8.2 LA was asked to look at the OHG logo being on the back page, so as to not put residents off from reading it. LA

8.3 It was agreed that it should go out within the next few weeks with the bios so far provided. The RSG did not want to comment any further. LA

## **9 Report on the “Starting the Conversation” Questionnaire**

9.1 LA gave an update and confirmed that AW has spoken to 58 residents as follows:

- 56 residents have been interviewed
- 2 residents have refused
- 2 properties were empty at the time of the survey

This equates to an 83% response rate.

9.2 LA reported that the final report on the surveys should be ready and printed and distributed to all residents by the next meeting. Residents were concerned at this is being delayed by a month and that they want the report definitely to be presented at the next meeting. LA

9.3 LA was asked about the 2 void properties, as residents were concerned that: LA

- If they are re-let, were the new residents briefed about the conversation going on about the future of the blocks
- They could be used as temporary accommodation until a decision was made as this could mean that the blocks were easier to be decanted if the residents vote for a redevelopment option and therefore this could aid the swifter re-provision of new homes on the site.

LA was asked to update the RSG on these points at the next meeting.

## **10 Architects Brief**

10.1 LA explained that she had only received comments from RB on the draft brief that she had circulated. LA explained that OHG had not yet decided on whether the GLA recommendation that in order

to streamline developing proposals, landlords should consider appointing architects who lead a team of other specialist services that are required when developing proposals.

- 10.2 It was agreed that once OHG make this decision, the draft brief should go out as the RSG are keen to start work with architects to draw up options. LA to copy in the RSG to the invitations to tender. LA

## **11 Residents Advocate Brief**

- 11.1 LA had circulated the brief for the Residents Advocate ahead of the meeting.
- 11.2 It was agreed that the brief was what the RSG want MT to work with and he should be formally appointed on that basis.

## **12 Draft Project Plan**

- 12.1 LA reported that PH will be attending the next meeting and do a presentation on a draft Project Plan.

## **13 Any Other Business with One Housing Group Present**

- 13.1 Last month OHG were asked why one of their chutes was taken out of action, leaving the only chute to be used in a chute room and on the 2<sup>nd</sup> floor it is not very clean. This has not been responded to. LA
- 13.2 Residents were concerned that the issue they raised of there being are cracks on all the floors between the link bridges and the stair and lift towers of Kedge House has not been responded to. LA
- 13.3 32 Kedge House – Someone came to look at the window and cupboard issues five weeks ago and there has been no follow up. LA
- 13.4 2<sup>nd</sup> Floor Kedge House – The caretaking is poor and the excrement in the chute room has been there for some time. LA
- 13.5 37 Kedge House – Roof leak remains unresolved. LA
- 13.6 Starboard Way -The caretakers are not washing the communal walkways as set out in the cleaning schedule. LA
- 13.7 11 Kedge House – The bathroom window around the vent is cracked following the bad winds a few weeks ago. LA
- 13.8 20 Kedge House – The stains from the leaks in the communal hot water system have not been attended to. LA
- 13.9 Starboard Way – The renewal of the gas pipes has damaged the aesthetics of the block and no warning was given to residents. In LA

some properties the gas meters have been installed in rooms used as bedrooms.

- 13.10 6 Starboard Way – Has a lone occupant of a 4 bedroomed property who is hardly there. His family moved out shortly after he moved in. Why aren't OHG taking action to recover the property. LA
- 13.11 Kedge House – Water leakage from overflows is penetrating behind the brick skin on the first two floors. Is this damaging the structure? LA
- 13.12 Kedge House Concierge – Residents want an explanation of the role of the concierge, why the airlock system is not used, whether the CCTV is working and why the concierge exercises in the park in the block when on duty? LA
- 13.13 LA to ensure that Rhys Jones gives an update on these outstanding issues to all RSG Members by Friday 10<sup>th</sup> May 2019. LA

#### **14 Any Other Business without One Housing Group Present**

- 14.1 RSG members asked where Rhys Jones was based. MT explained that the Island Regeneration Team will be based at the Millwall Office and then went on to brief RSG members on the current proposals on the reorganisation of the OHG resident services team.
- 14.2 MT was asked about the following issues:
- Leaseholder buy out Offer
  - Moving expenses for residents
  - Home Loss Payments
  - Moving options for tenants
  - The Cash Incentive Scheme
  - Temporary Moves
  - Shared Equity
  - Stamp Duty Costs
  - The Right to Return
- MT explained that these were questions that have already been registered with OHG and went on to explain the kind of deals that landlords have been offering residents in regeneration schemes.
- 14.3 Residents were disappointed that the report on the questionnaire and the newsletter were delayed. MT to discuss this with LA.
- 14.4 LK encouraged neighbours to attend the estate walkabouts next Tuesday.
- 14.5 Residents asked when the more detailed surveys are being undertaken. LA to advise. LA

**15 Date of the Next Meeting**

- 15.1 The next meeting will be held on Thursday 6<sup>th</sup> June 2019 at 7pm.
- 15.2 The Resident Steering Group meetings for the rest of 2019 are as follows:
- Thursday 4<sup>th</sup> July 2019
  - Thursday 1<sup>st</sup> August 2019
  - Thursday 5<sup>th</sup> September 2019
  - Thursday 2<sup>nd</sup> October 2019
  - Thursday 7<sup>th</sup> November 2019
  - Thursday 5<sup>th</sup> December 2019

**16 Meeting Close**

- 16.1 There was no further business and the meeting closed at 8.50pm.