

## Minutes - 15<sup>th</sup> January HLRA Committee Meeting

Three new members were co-opted onto the Committee with a unanimous vote.

They are: Roger Elliott, Hertha Koettner-Smith, Lana Lewin

Apologies: Deborah Froome, Alison David, Jo McCarthy, Sally Davies

### **General points:**

Christmas party was a great event – Well done Shannon!!

<p>Heating and Hot Water</p>	<p>Grainne spoke about meeting with Camden on 6<sup>th</sup> Dec which included Derek Wells from Camden and Alex Maguire (consultant)</p> <p>Camden has done an options appraisal and at the meeting they presented their preferred option. The meeting was used to ask questions to clarify the details of how the option would work.. The preferred option was one which removed the current boiler on HL and replaced by a connection to the Whittington Estate through a pipe. There would be Heat interchange Units for each individual flat. This proposal would only affect Holly Lodge Mansions and Makepeace Mansions but it would put ALL of these flats on the communal hot water AND heating, even if the flat is not supplied with these services today.</p> <p>The options appraisal uses a range of weak assumptions and is not based on actual knowledge of what residents want, or how flats vary. Councillors made the decision not knowing that a third of flats have only hot water. The question was also raised about whether or not Camden could compel residents to become part of a communal system. It doesn't appear that any residents have been consulted. There was also a lack of research into alternative locations for the boiler on the Estate which would remove the need to create a pipe around the Cemetery.</p> <p>One of the key criteria for the preferred option is that of the proposed valuation of the land on which the boiler currently stands as being £1m. To make this option work Camden would need to sell this land off.</p> <p>Moving forward:</p> <p>It was agreed to respond to Camden with the inadequacy of the report and try to get a stop to the current decisions being made on the basis of this options appraisal proposals.</p> <p><b>Action:</b> Grainne to circulate finalised minutes and send main points that we will be making to Camden</p> <p><b>Action:</b> Andrea to put up this information on the web, and create a poster to be distributed within blocks, as well as use the email list.</p>
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	<p>Andrea raised concern over the amount of emails that this may generate and that currently she is the only managing the email list. It was pointed out that the way we word what we are doing needs to make clear that at the moment nothing has been decided and that it is not worth commenting on these proposals before we see new revised proposals.</p>
Security Meeting	<p>22<sup>nd</sup> January  All residents have had leaflets from HLE regarding an estate-wide meeting on security.  A private security company have been employed by a group of tenants, and two pilots undertaken. A range of concerns about this development were expressed, particularly in relation to younger people from the estate or visiting, who might be subject to unwarranted checks based on their appearance.</p> <p><b>Action:</b> Grainne and Kim to attend the Security meeting on behalf of the TRA</p>
Fire Safety	<p>Grace reported back that Camden have still not confirmed about when and whether the rooftop fire escapes will be improved. We are still waiting for costings and evaluation and consultation with fire engineer.</p> <p>If nothing is heard from Camden by mid-Feb we will escalate our concerns to Camden</p> <p>The official advice is now to evacuate in case of fire – but it does not say where though. However, this information acknowledges that the flats are not ‘self- contained units’.  Handles have been removed from fire escape doors – these should be reinstalled.</p> <p><b>Action:</b> Andrea and Grainne will raise fire issues with Georgia Gould on 16<sup>th</sup>.</p>
TRA Hall	<p>22<sup>nd</sup> Jan meeting 6.30pm  Community Centre Committee and TRA to meet regarding lease on Community Hall. The process to be discussed is that the Community Centre’s lease is rescinded to be replaced by the TRA signing a Tenancy at Will which means that rent and utility bills are paid by Camden. However, we will still need to pay public liability insurance. We also need to have a Memorandum of Understanding between the TRA and CC such that the latter continue to run the hall (see previous minutes for full discussion on this issue.)</p> <p>There are still concerns about legalities, liabilities and what happens in case of collapse of the TRA, or the Community Centre not being able to break even (from both sides).</p> <p>7pm - Hugh Boatswain will talk us through all the legalities and implications. Barbara Smith will also present accounts</p>

	<p><b>Action:</b> Andrea will draft a ‘memorandum of understanding’ between the TRA and Community Centre Committee and that will be discussed at this meeting (should reflect both constitutions)</p> <p>We can use the opportunity for events and training at the Community Centre which could offer a range of activities to draw in a wider age range of residents.</p> <p>Camden offer courses that we could put on or finance to support training eg on web-design, start-ups, debt management.</p>
Finances	<p>Danny Sep. £3,600 in accounts Bank statements are sent to the Community Centre – and there have been problems changing signatories. Lana will help out with finances, and should become a signatory. If possible online banking should be arranged to make it easier to cover people’s expenses. Lana will also explore where our balance came from originally, what it was intended for, whether or not it is now ‘unrestricted’. We can then use a future meeting as well as questions to residents about what to do with our pot.</p>
Youth Section	<p>Shannon outlined an idea for setting up a Holly Lodge Youth TRA. This is a pilot and they will be working closely with the TRA and Camden Council’s Hugh Boatswain..</p> <p>The idea would be to involve all kids on the Estate – hear their voices and ideas; develop a model that can be taken out to other communities. They could have their own budget through which to access funding for projects/ day trips.</p> <p>In discussion, points were made about the need for any adults involved to be CRB checked. Also that this idea could be included on the 22<sup>nd</sup> while everyone is together.</p>
DMC	<p>Josh is attending tonight’s DMC meeting: Anthony has resigned from the committee and needs to be replaced as DMC member It would be good to have more people that could attend these meetings. Danny has offered to attend when he can.</p> <p><b>Action:</b> Andrea to find out whether we can have a larger number of reps and back-ups so that we can rotate attendance to spread the load.</p>
HLEC	<p>The HLE wants to increase links between residents associations/TRA/HLLA/conservation committee. The first meeting will be on February 26<sup>th</sup>. The group will meet every couple of months: <b>Action:</b> Shannon, Hertha, and Andrea to attend as TRA reps</p>