

Minutes, Holly Lodge Residents Association, 19th March 2018

Apologies: Alison David, Roger Elliott, Deborah Froome

Present: Grace Livingston, Hertha Koettner-Smith, Shannon Francis, Lana Lewin, Sally Davies, Danny Gallivan, Kim Sutherland, Josh Cedar

- 1. Go round:** In the bad weather there had been problems with frozen drainpipes. Many problems were quickly sorted - others illustrated a problem with a lack of a joined-up responsibility for problems on the Estate, and how these were dealt with by 'Repairs', particularly if emergency requests. One key message for residents to help prevent this happening again was not to put fat down the sinks since in the cold weather particularly, this can form hard plugs that cause blockages.
- 2. Easter Social** – Thanks to Grace for poster design. Posters have gone up in blocks. Grainne has offered to be official 'toaster' of hot cross buns. It was agreed 100 would be bought. Grace suggested a bakery. 40 eggs would also be painted – some could be given to people in the sheltered housing in baskets. Danny suggested planting sunflowers and pots which could also be painted as part of the event. Cafetieres were needed to supplement the coffee machine.
Action: Shannon and Lana to distribute the posters to the houses.
Action: Committee members to bring cafetieres to the event who have them in case the coffee machine doesn't cover everyone.
- 3. Fire safety** – The encouragement to residents to email our councillors and Council Member for Housing by using posters and flyers had been very positive and supportive emails had been sent. The response had been replies from both Meric Apak and from Oliver Lewis. However, both responses do not appear amount to an assurance that the doors will in fact *not* be locked. It does appear that the survey has already been done, but the findings have not yet been shared.
Action: Grace to arrange an open meeting to discuss ongoing fire safety issues, and get assurance that the walkways will be maintained. The date of the meeting should ideally be before the local elections.
The fire escape in Shannon's block (8-16 Langbourne) is still blocked off after 6 months even though there was an undertaking by Paul Leavey to follow up.
Action: Grace to bring this issue to the attention of Paul Leavey
- 4. Key fobs and door entry systems** – In some blocks aerials have been moved to the roof to see if this improves information collection by Camden as well as the function of doors ie being able to hear people who wish to enter. Redecoration is needed in the blocks where new pipes have been fitted for aerials. (It was also noted that there should be no leaseholder recharge since this work is being done to rectify intercoms and door entry systems that are not 'fit for purpose'.) The problem of not being able to hear people entering blocks was raised in the fire meeting as a potential problem, since people can enter the block who should not be there, particularly at night. Additionally, in one case there had been a problem with the door exit – it did not work when people needed to leave the block.
Action: Andrea to email residents to find out if they have ever had problems in their blocks with the intercom and door exit system.
- 5. Bike walk** – There had been a bike walkaround with Camden officer, Ivan Christmas to explore future provision of bike storage on the Estate and to respond to a suggested map of locations. A report had been prepared beforehand gathering resident views that had come in via email, and estimating bike ownership on the estate to get a rough estimate of demand for storage. It was agreed on the walk around that cycle hoops were the best option. They are dry, safe, secure and space

efficient. Ivan is obliged to provide 27(30) bike spaces in order for regeneration commitments to be signed off. We rather suggested space for 5 hoops per avenue which will provide 90 spaces and is cheaper – in other words suggesting more spaces for the same price by using a different solution. Ivan will get back to us within a fortnight.

6. **Bin and recycling walkabout** – This walkabout by committee members with Chris Slater, Estate Manager, also drew on information collected via emails from residents. It was agreed that the existing bin and recycling provision and service on Langbourne seems to be fine. Improvements there could be to reduce the smell which is apparently being commented on from adjacent houses – ie by cleaning bins regularly and perhaps looking at planting aromatic plants. Makepeace – the main problem here is with the supply and type of available bins, as well as their location and the ongoing problem around the community centre of littering and bulk waste being left. The suggestion was made to reduce the size of the raised planted area in order to make room for bins. Oakeshott – there are two problems – lack of recycling bins and the closeness of the bins at the end of Oakeshott/Swains Lane. On the issue of re-siting or covering the bins at the end of Oakeshott, options will be explored. It was noted that the potential to move the bins to a site across the road had been rejected because of the presence of knotweed. It apparently takes 3 years treatment to make the area useable. However, it was pointed out that had this treatment been started 18 months ago when the site was identified, we would be much further on now. There was also a discussion about the ease of use of the smaller recycling bins than large; as well as a need to improve the information on what to recycle, with a suggestion that the Youth TRA could redesign signs. Chris said that there will be an experiment to keep recycling bin lids open to see if that increases rates. Chris also suggested that DMC funding could be used for additional bin sites. However, there was also concern at the meeting that this option should not be the first priority, since other options for funding should first be explored. Places for, and removal of, bulk refuse also requires clearer information from Camden which should be shared with residents, and put on the website. We could also explore the idea of a repair café to help people repair goods rather than throw them away.

Action: Andrea to write up findings from bin walkabout.

7. **Heating and hot water:** Hertha had been in touch with David Lewin about providing a rough assessment of the value of the land on which the current boiler sits and which had been mooted as being worth £1million in the initial option proposals. He thought this was more like £375,000. The refurbished blocks are having problems with the heat exchange units, which have been proposed for this project. The Highgate Newtown estate is having continuing problems after 2 years. Both the latter points, as well as the land valuation, further question the council's preferred option to extend a pipe to HLE from the Whittington Estate boiler. The option for individual boilers should remain open and be explored further. Newer gas boilers are smaller now and new electric boilers are efficient, competitively priced and can use sustainable energy sources. The temporary boiler is working well now that it is being properly maintained, However, there are still issues with delivery to some blocks as other parts of the system are not working (ie subplants). LBC should also explore further the option to keep and upgrade the present system.

Ongoing action: Grainne is asking for a further meeting with officers and councillors and a small group of resident representatives to discuss the current situation, with a view to a more general consultation and open meeting.

8. **Young TRA:** Shannon reported that a date for the first meeting will be announced soon and a poster circulated. The YHLRA would be recognised and supported by Camden. Since we are pioneering this initiative, it is hoped that it will roll out across

the borough, and give young people valuable experience to potentially add to their CVs.

9. **Debt advice:** Danny raised the issue of debt problems on the Estate, and that a lot of debt is actually owed to local councils.

Action: Agreed we would aim to organise a debt advice session and invite the C.A.B.

10. **DMC:** Josh attended as TRA rep. He noted that it was important for us to be able to debate the papers beforehand. He suggested that in future the DMC agenda should be circulated and if possible summarised in advance to give time for the issues to be considered and discussed. DMC budget remaining this year is 10k. Budget for 2018/19 is 120k. Suggestions for bids included extra money towards new bicycle racks, re-siting bins, advice sessions and classes for young people.

Action: Josh will circulate notes of the most recent meeting .

11. **Gardens:** Victoria Whaley has moved to a new role to be replaced by Jevaughn Bailey

12. **All estate committee meeting:** Successful first meeting attended by Andrea, Grace and Hertha. Agreed that we should continue to meet and improve communications between the different committees.

13. Questionnaire to residents

Action: Andrea to send round draft and this will be sent out by the council when finalised.

14. **Finances:** Still need to change signatories and authorisation. Lana will also arrange online banking. Also there is a need to get clear accounts to understand recent grants and expenditures.

Action: Lana to meet with Grace and Danny to sort out signatories/online banking and create clear accounting for money in and money spent.

15. **AOB** Dog mess - a dog bin had been temporarily installed in Langbourne Ave and then removed. This seems to have caused an upsurge in dog related litter.

Action: Andrea to speak to Barbara Wheatley about re-installing the bin.