

Holly Lodge Executive Committee meeting, 7pm, 10th December 2018

Minutes

Present: Andrea, Alison, Josh, Rog/er, Grace, Jane

Apologies: Kim, Deb, Lana, Hertha

1. Refuse and recycling

We had just heard that afternoon that quotes had been obtained for a bin area outside the sheltered housing block. This information is likely to be sent to us by Chris Slater in the New Year and also for wider consultation.

2. Gardening

Deb, the garden rep, was unable to attend the meeting and sent the following report:

There's a number of outstanding agreements/works for which we are still waiting for a reply/written confirmation/dates:

- Some repairs to the York Stone in the (formal) gardens have been done but the debris has not been removed from the sites of work
- The set of steps below the pond awaits replacement of the bricks on one step

3. Bikes and multiple uses of Estate land

Action: Grace is going to meet with Camden to find out what is going on with regard to the plans for building new bike sheds.

Action: Josh to follow up if necessary by initiating a bid through the DMC for further bike storage

There was concern that the design to be followed for the bike sheds is not secure, as has already been pointed out to Camden officers. There was also concern that no thought was being made to the best use of land on the Estate, particularly since we currently have potential work going on in relation to bikes/bin areas/and any implications arising from the future new heating system.

Chris Slater, the Estate Manager, has been informed of our concerns about these multiple activities needing to be joined up. He has started internal discussions.

4. Heating & Hot Water

Grainne had sent a letter following last year's meeting with the new Camden team responsible for the plans to replace/adapt the current heating and hot water system (available on the website).

Individual flats were currently being assessed as part of a new options appraisal. We are likely to hear the results in the New Year.

Action: Roger/Judith to report back from the Leaseholder's AGM on their thoughts on current developments

5. Repairs consultation

It was decided that it would be impossible at this time of year to create an Estate response to Camden's repairs consultation but that people should be encouraged to fill in the questionnaire.

Action: Andrea to send reminders out by email

6. Looking out for neighbours

Someone had died in Andrea's block and there had been issues with gaining access to the flat since the key was not in the key safe. Andrea had emailed Chris Slater to find out what the protocol was with respect to emergency access to flats and ensuring that eg another key was available or that keys were not removed by eg carers (eg in case of fire/flooding etc).

This point began a discussion on the need for people to keep an eye on their neighbours particularly if they are vulnerable. Could we for example create a Good Neighbour Scheme. Problem is ensuring that this is appropriate and cannot be abused by people who may just not like some of their neighbours. There was discussion about perhaps reconsidering block reps.

Action: Andrea to raise awareness of need to ensure people keeping an eye on eg flat-bound neighbours.

Action: Josh to find out the details of a contact which was to be circulated by the DMC in relation to support people who may have mental health difficulties, particularly if transferred from another Estate and with no support.

7. Report back from Community Centre

There has been a delay on the start of the Film Club due to equipment, but this should be able to start in January.

There will be 62 people for Christmas Lunch on the 17th December.

There was concern that one of the raised beds had been demolished to make room to build a store for mobility scooters. This had been halted due to intervention by Barbara Wheatley.

Action: Andrea to find out more.

The DMC report for their next meeting included an example of an Estate which had used DMC money to buy a defibrillator and training (total: £1106.00). We had been talking about this and the decision made was just to get on with securing one.

Action: Roger to raise defibrillator and training at the next Community Centre meeting
Action: Andrea to bring a plan to the next meeting

8. DMC

The next meeting (11th December) would include a report back from the Hackett Review (post Grenfell). Seven blocks on Holly Lodge should apparently have had Fire Assessments

Action: Josh to follow up whether or not this had indeed happened.

There was also an item on residents receiving information about the shift by Thames Water to individual water bills as opposed to these being collected by Camden. There was concern from the Committee that this approach, whilst clearly something that Thames Water could contractually do may not be in the best interests of tenants. There was no clarity over whether this would mean any change in water bills, move to metering etc.

Action: Josh and Roger to get more information from the DMC meeting

There had apparently been some changes to improve mobile security patrols

Action: Josh and Roger to get more details for website

9. Security

There had been an email complaint about anti-social behaviour (drug taking/dealing) happening outside the garages.

Action: Grace to contact people within the Langbourne block to keep an eye on this area and report if they see more similar activity. We may need to then consider whether we raise with the all-Estate committee for action.

Action: Andrea to get reported crime figures from Barbara.

10. Xmas Party

Shannon & Lana have secured £200 as a donation from HLE (from which thanks) and are the main organisers.

Action: Volunteers to arrive at the Community Centre at 2pm

Action: Andrea to send reminder email out to Estate email list.

11. Swish Party

It was decided not to do another event in the New Year. We may consider doing another at a later date.

12. Internal decoration

There was a discussion about the already decreasing state of repair of the communal areas due particularly to removals damaging paint etc.

Action: Roger to find out who the contact is to talk to about finding out a) where the touch up paint is b) how to discuss plans for future refreshing of the internal works rather than allowing blocks to deteriorate over time.

13. Next meeting: 14.01.19

Action: Roger to book hall for the next three meetings – second Monday in every month