

Holly Lodge Residents' Association
Minutes of the Committee Meeting on 14th January 2019
Held at Holly Lodge Community Centre

Present: Grace (Chair), Danny, Hertha, Jane, Josh, Shannon, Yvonne, Roger (acting Secretary)

Apologies: Alison, Deborah, Kim, Lana, Robert.

1. Resignation of Chair

Andrea has resigned as Chair of the Committee due to work commitments. Grace and Shannon will take over as the designated Co-Chairs. Roger will take over dealing with HLRA emails and the website. Andrea established a strong system whereby Committee members understand their various responsibilities; this should maintain the excellent momentum she generated and avoid any one person becoming overburdened.

ACTION: Grace will send an email of thanks to Andrea for all her inspiring work in reviving the HLRA and establishing it on such a sound footing.

2. Heating and Hot Water

Judith sent a message to say that we are still waiting for Camden to come back to us with an update on proposals. There was no report of their engineers inspecting flats to apprise themselves of the variety of conditions on the Estate.

3. Gardens

Jane reported that she and Deborah had gone on two walk-about with Richard and with Peter Freeman. They agreed to establish a new hedge by Langbourne with the help of the Green Gym.

Kat, our Resident Gardener, attended to give us the benefit of her many and enthusiastic ideas on establishing a Gardening Club on the Estate. She has experience co-ordinating community gardens and in mentoring 'Guided Gardening'. She has identified areas to begin weeding and digging and planting. She has some seeds and bulbs. Waterlow Park has generously agreed to provide us with compost.

Many people want to see the restoration of the leaking Fountain but this will require funding. Kat was of the opinion that it is best to establish a Club and then see who we have to lead on fund raising for various projects.

So it was agreed to have a Launch Day for the Gardening Club on Saturday 16th February at 11am, meeting at the Fountain.

ACTION: Grace will liaise with Kat. Josh will produce a poster to be distributed to all blocks.

Grace will contact by email all those who expressed a wish to be involved in gardening in the recent questionnaire. It will be made clear that volunteers can stay for as short or long as they wish. They will be asked to bring any hand tools they possess. We will buy latex gloves.

ACTION: Grace is to inform Peter Freeman, Camden's Head Gardener, of this initiative.

It was thought we could establish two (probably overlapping) groups - one Weekday Group and one Weekend Group. Kat works on the Estate every weekday from 8am to 3.30pm and is willing to establish the Weekend Group on the Launch Day. We will reimburse her for any expenses for any Weekend work.

Kat identified the Polytunnel on Oakeshott as a possible site for encouraging children to garden. The garden shed there needs to be cleared out.

Danny is very keen to bring children back to gardening on the patio behind the Community Centre which has three raised beds. The new Sheltered Accommodation Manager, Bernadette, is also keen to bring the older residents together with the children. In the long run, it may be possible to have some small animals on the patio.

4. Fire Safety

Camden has completed its revised Fire Risk Assessment for the fire escapes to the roofs. They will come to report to the Committee in person on the Estate.

ACTION: Grace will email the Committee as soon as she hears from Camden.

5. Bins

Yvonne reported that she had received an email from Chris Slater following his walk-about with environmental officers and Veolia to inspect the bins. Chris noted that the large open bins were much more contaminated than the locked ones with smaller openings. He proposes improved signage on the bins and more information for residents.

Chris said he had quotes for removing part of the raised bed by the Sheltered Housing block to construct a bin storage area and that this has implications for leaseholders.

ACTION: Josh to contact Chris for clarification:

- A) We need more information on the quotes
- B) How will this be funded?
- C) What are the implications for leaseholders?

6. Outside Stores for the Sheltered Accommodation

Following on from the above, the Committee expressed dismay that Camden had constructed storage for mobility scooters and wheelchairs for the Sheltered Accommodation directly outside the Community Centre with no consultation whatsoever with any of the Estate's resident groups or Holly Lodge Estates. Danny reported that there had been informal consultation within the Sheltered Accommodation but no agreement had been sought or reached. It appears that the Fire Department were concerned about mobility scooters and wheelchairs obstructing fire exits but the solution of leaving them so far outside the flats seems pointless for people with mobility issues!

ACTION: Josh will endeavour to find out from Camden how this came about, emphasizing that no construction projects on the Estate should be carried out without full consultation and agreement with the TRA.

7. DMC Report

Josh reported that the DMC meeting had been asked to agree this financial year's service charge to Council Tenants. There were objections to the capital costs of installing updated CCTV around the Borough. However, some Estates were keen on the idea so it was agreed to install the new system as a pilot on the Peckwater Estate. There is also the possibility to install high-quality systems on a temporary basis as hot-spots arise.

Camden has announced that water bills will in future not be included in the service charge but charged separately by Thames Water. Representatives called for more clarification before this is implemented. For instance, how will individual charges be metered in large blocks? What rates will be applied as Thames Water does not always apply the lowest rates by default? Camden agreed to hold an emergency DMC meeting on this issue before implementation.

8. Bikes

Camden says it has nearly completed its plans for new bike sheds on the Estate.

ACTION: Grace to inform the Committee as soon as she hears from Camden.

9. Glyphosate

ACTION: Grace to write to Camden to request that the Glyphosate ban on the Estate remains in force.

10. Future Meetings

ACTION: Roger to book the Community Centre for meetings on the second Monday of every month, 7 - 9pm, for the next six months.

The meeting ended at 8.30pm.