

MINUTES OF THE MEETING HELD ON 28/10/2020

PRESENT: Grace (Chair), Steve, Anna, Lisa, Lise, Lorna, Yvonne, Hertha, Izzy, Jessica, Judith, Grazyna, Josh, Roger (secretary).

COUNCILLOR: Oliver Lewis

OFFICER: Debbie Marno (Caretaker Manager).

APOLOGIES: Jane, Jay, Alison, Lana.

WELCOME

Grace welcomed the new members of the Committee following elections at the AGM on 29th September: Anna Parkinson, Steve Barton and Lise Gallagher. She thanked Cllr Oliver Lewis and Debbie Marno, Caretaker Manager, for attending.

CARETAKING

Debbie reported that she had a walkabout on 20th October with Roger and Suket Patel (Project Manager, Fire Safety), Lise and Yvonne. Initially the group looked at the bin area between the HLM blocks 211-226 and 244-270 which is causing residents serious noise issues. She agreed to keep all lids open to avoid banging and to ask Julie Oram of Veolia (Education) to send a mail shot to all residents of HLM emphasising quiet use of the bins and restricted hours. Roger is copied in to see the draft.

Lise pointed out that the day following the walkabout, Veolia were noisily collecting from the area at 6.45am. Debbie informed Tim Gray who liaises with Veolia for Camden.

Debbie reported that some three years ago she was suggesting a bin shed should be constructed for the bins by 1-16 Makepeace. The planning permission was finally submitted this summer. *She will email Chris Slater for:*

- *an update on the planning permission*
- *ideas on improving the bins that are close to flats on 184-199 HLM (there may be a Japanese Knotweed problem near here)*
- *Improved signage in bin areas.*

Oliver Lewis said he would enquire about the time frame for the planning permission.

He also said he had talked to John Brett, Director of Resident Safety, about roof access; he saw little chance of movement according to John while Camden is under Notice from London Fire Brigade to lock them. On Heating and Hot Water he said he had insisted that residents should be involved with the decision making process.

He then had to leave the meeting for another one.

Debbie reported that Veolia now clear the bins by Makepeace three times a week to avoid the overflowing that was occurring: Monday, Wednesday (also bulk collection) and Friday.

Lise complained that Veolia has a system for clearing large items individually as they are identified rather than co-ordinating bulk collection, resulting in multiple visits to the bin area with all the disturbance this entails. *Debbie said this is beyond her control but she would consult Tim Gray about it.*

She said Camden has a very effective app for reporting fly tipping: Clean Camden App. Also residents can phone Camden to remove bulk items.

Debbie showed us a notice giving a list of useful contacts that she will put up in all blocks. This will also give a schedule for cleaning communal areas. Members requested that a check list of tasks should be signed off by Caretakers. Debbie said that anyone dissatisfied with cleaning should email her on debbie.marno@camden.gov.uk.

Judith complained that paths and steps up to blocks are not being swept; Lise complained about the poor standard of cleaning in her block; Grazyna that carpets are not being vacuumed. Debbie replied that some paths are the responsibility of HLE; that Brian and Aaron had swept all paths and steps up to flats recently but leaf fall may not make it look like it; that Caretakers refused to vacuum carpets in 29-39 Makepeace when so many shoes were left outside a flat. She had spoken to the resident about this but been abused.

Grace said that Camden has sent a letter out for a Clean Corridors Campaign with Holly Lodge as a pilot project (but not all blocks have received it). This is part of the Fire Safety improvements. Debbie said that she and Suket Patel have been in touch with Metro Stores for pram stores to get prams and push chairs out of corridors. This could be combined with improving cycle storage.

Complaints were made about maintenance on roofs. Debbie said this is the responsibility of Housing Repairs. Andy Hardwick, who was head of operations at Repairs, has left and is replaced by Astrid Kjellberg-Obst. John Brett has promised that roof maintenance will be improved after the locking of roof access. *Roger will follow this up with Astrid and John.*

ELECTION OF COMMITTEE

Grace stood down as Chair.

Roger was elected to Chair

Lise was elected to Secretary

Lana continues as Treasurer.

Josh continues as one DMC Rep; Izzy was elected as the second; Grace continues as Substitute with Roger.

Roger will send this information to Tenant Participation to re-register HLRA with Camden. It will include: AGM Minutes and Reports, List of Members' Attendance at AGM with addresses, Annual Accounts and the Constitution.

HHW

Judith reported that the HHW Group has sent its position to the Councillors. This is to do the essentials now - a new boiler and associated pipework - but to step back from further work, including anything within leaseholders' flats. A Sustainability Review should be carried out on the estate that should include double glazing, insulation and the contribution renewable options such as solar panels on roofs might make. She asked the HLRA to endorse this position.

Roger will write to our Cllrs endorsing this and suggesting that Adam Harrison, Cabinet Member for a Sustainable Camden, should be involved.

Lise raised the question of the Energy Performance Certificates which will have to be upgraded on many flats to make them lettable. If private flat owners cannot let their flats, what is Camden's legal position letting flats to tenants? Could this give us some leverage requesting energy efficient improvements?

Grace asked that when the next email is sent out to the email list a request should be made for Council tenants to join the HHW Group.

FIRE SAFETY

Grace reported that there has been a meeting with Izzy and Brendan Gallagher with Roger on 8th October on the legal aspects of locking roof access. Izzy has been in touch with a lawyer who deals with voluntary groups and would be supportive at a concessionary rate. Brendan thought we had done well to get the concession of the AOVs from Camden; strategically we should continue to combine respectful negotiation with noisy activism when necessary. He thought Camden might be concerned about setting a precedent allowing manual access to the roofs; also he would try to find out what is happening in other boroughs.

Jess asked whether there had been a reply to her email requesting more information about the fire doors - their styling, architraves, frames, colours and maintenance. The doors belong to leaseholders who should have control and choice. *As no definitive answer had been provided, Grace suggested she re-send the email.*

Roger reported that when he met Suket Patel for the walkabout, Suket said he was sensitive to period aspects and the conservation nature of the estate and also leaseholders' concerns about costs. He was having difficulty sourcing materials, such as the fire doors, due to Covid-19 and the works may not now start until the New Year. He wanted everything to be in place before starting.

AOB

Grace asked for a contribution from HLRA funds for a memorial plaque to Wendy Gray who lived for many years on HLM and contributed a great deal to the estate. Brian, the caretaker, has her ashes and wants a memorial for her where they can be scattered, perhaps in the same location as Mavis Sullivan, under the magnolia tree. *Grace will put a poster up in Wendy's block asking for donations.*

POND

Repairs to the pond are being held up by problems sourcing materials.

LIGHTS

The three lamp posts on the path at the top of the garden between HLM and MM are still not working. *Roger will inform Camden once again - this should be regarded as an emergency repair as the path is dangerously dark.*

BICYCLE THEFT

There has been a spate of bike thefts on the estate which residents brought up at the AGM. In response, Izzy and Anna Wright have been in touch with Adam Harrison, Cabinet Member for a Sustainable Camden, and he has set up a task force led by Paul Davis, Principal Transport Planner, to look into secure storage on the estate. At last we have some momentum on this issue.

Grace suggested inviting Adam Harrison to our next meeting. He also should be involved with the HHW, especially the proposed Sustainability Review. *Roger will contact him.*

SECURITY

There was a discussion about the mugging at knifepoint on the corner of Langbourne and Hillway about 7pm on Tuesday 20th October: three youths followed a young resident and her male friend from Swains Lane and stole a phone and money. This has been reported to the police. Another resident said that on the same day she had been frightened by five or six youths in hoodies pretending to pull a gun on her and abusing her.

These events provoked an outraged response on the Security App. HLE Committee will look into it. There is a Joint Communication Group meeting on Monday 2nd November which Roger will attend to hear updates.

Grace suggested writing to the Neighbourhood Police to request more patrols on the estate. *Roger will liaise with them.*

The next meeting will be by Zoom again on Tuesday 24th November at 7pm.