

MINUTES OF HLRA COMMITTEE MEETING HELD ON 12.01.2021

PRESENT: Roger (Chair), Grace, Grazyna, Jessica, Josh, Judith, Lisa, Steve, Hertha, Silvana, Gilly, and Lise (Secretary).

APOLOGIES: Jay, Yvonne, Jane, Tamatha, Lorna, Sabina, Izzy, Kim, Anna and Alison.

New member of the committee: Oliver Spisak

MINUTES

Minutes of the meeting of 24.11.2020 were approved.

Matters arising:

- Christmas: the Christmas event was a huge success and lifted the spirits of the whole estate. We have received numerous emails of thanks; Roger read out one from Jay that was typical. Thank you to Grace for organising and being an Elf, Steve for being a first-class Santa, Lana and Barbara as Elves and everyone who contributed to buying and wrapping presents and building and painting the sleigh.
- Roofs: We received written undertakings from Gavin Haynes for the roofs to be cleaned twice a year and our estate is now on priority level for repairs and maintenance. Roger to monitor progress.

GARDENING

Josh reported that Tamatha had a view on the allocation of areas in the polytunnel and the edible garden plots. She was unable to meet with interested parties due to contracting Covid-19 and needing time to recover. She has suggested having a meeting with people involved in gardening in w/c 24th January over Zoom. Gilly noted that the polytunnel and other gardening areas should be subject to a democratic vote so everyone involved should be able to decide on next steps for cultivation. Silvana agreed. Members of the group reported that the polytunnel had been repaired and several of the outside plots dug over and successfully planted with vegetables.

Roger and the gardening group will meet with Tamatha to decide a democratic way forward.

REPAIRS & MAINTENANCE

Roger noted that residents had difficulty contacting Camden for repairs and they often failed to do so. Repairs involving a whole block, like heating and hot water failure, needed at least three people to report before Camden took action. Hertha mentioned that this was the case recently with the lukewarm water in her block but residents had now got together to report all block repairs.

Roger will email our list urging residents to report all repairs and send us an email with the reference number. He will follow up with Camden to see whether this logging system improves matters.

FIRE SAFETY AND ROOF ACCESS

Fire safety – flat doors and fire alarms

Camden had five engagement Zoom meetings with residents just before and after Christmas. Their presentation has been circulated to our email list.

Roger has got notes from Suket Patel giving a timetable for the validation surveys for the first six blocks which he will circulate to our email list. This will give residents a chance to speak directly to the contractors and Camden officers as they inspect the site. Actual work will not start until mid February at the earliest. This is in relation to the work for the fire alarms and doors.

Jessica noted that Camden should not remove doors in February due to the cold weather and Covid-19. Some residents are not able to close another door between their front door and the rest of their flat which means not everyone will be able to isolate as the doors are being replaced. Roger said he had raised this problem with Camden which had assured him that anyone wishing to postpone work until it got warmer and the pandemic subsides, would be able to do so.

Roof fire exits

Grace noted that the roof doors issue had been separated from the five engagement meetings at our request to reduce anxiety over Christmas and enable us to give the issue proper consideration. Grace said Camden promised to have a consultation but now they call it an engagement which is giving us information but no choice. Most residents have not been able to provide their views on the roof exits. Also there have been errors in the Fire Safety Assessments of some blocks.

We have negotiated a compromise whereby the roofs will be locked, as demanded by LFB, but will open in an emergency – Automatic Opening Vents (AOVs). If a manual override is fitted in case the AOVs fail to open automatically, this might be acceptable to many residents.

Silvana noted that the suggested blanket solution of applying the latest technologies may not be the best option for our types of building. Jessica noted that new builds are required to have two escape routes. The example of Grenfell Tower where residents were not consulted with regards to the fire escape plan was discussed.

Gilly and Lise noted that we should pre-empt Camden to ask them to follow the consultation process and the manual override. *Roger and Grace agreed to contact Gavin Haynes to request a meeting.*

HEATING AND HOT WATER

Roger has not sent the endorsement email to the heating and hot water group as yet due to fire safety issues and repair and maintenance issues which took priority at the end of the year.

Judith reported an update from Camden suggesting a meeting in the New Year. They have sent out a list of FAQs which Judith circulated to the committee for feedback. They do not seem to say anything about amending the work they are doing. A new project manager has been appointed, James Wainwright, which means Camden plans to go ahead. *Judith will circulate Camden's suggestions to the committee again and it will be put on our website.*

BINS AND CLEANING/CARETAKING

Bins

Roger tried to get in touch with Chris Slater but he has still not come back to work since November when he went on compassionate leave. *He will ask Debbie to try to find out about the planning application for the bin shed on Makepeace. We need to push this forward as the application may be incomplete.*

Roger was sent Veolia's poster about the bins on HLM but Veolia failed to send him the requested draft and it does not restrict hours or threaten action against ASB, which is what we asked for. A letter to that effect would be useful but Veolia are pleading lack of funds.

Lise and Hertha reported that bins were not collected regularly, and that Veolia still collected bulk waste at 6.45am. Gilly also noted that people from the houses on Hillway come and drop their rubbish in our blocks' bins.

Lise will follow up with Oliver Lewis on Veolia and the planning permission on behalf of the HLRA as he said he would pursue this at our AGM.

Cleaning/Caretaking

Grazyna mentioned that Yvonne had emailed Debbie as caretakers had washed the walls with inadequate equipment and Jessica mentioned that cleaners had stopped cleaning after Christmas. Lana started keeping records of when the cleaners come, taking photos and showing when the block is not cleaned, with a view to requesting a refund of our service charges. It was noted that some blocks are being hoovered but not mopped.

Although some residents are willing to help keep their blocks clean, it was agreed there are safety issues due to Covid-19. In addition, this is part of residents' service charge so Camden should look after it and not come to depend on residents.

VOLUNTEERS

Grace reported that volunteers in the estates were eligible to Covid-19 testing twice a week.

It was agreed to reinforce the block representatives' effort and put flyers in letterboxes and put posters up with their details to remind residents where they can find support during this third lockdown.

Next meeting: 16th February 2021 at 7pm on Zoom.