

Minutes of HLRA committee meeting 16.02.2021

Attendees: Roger (Chair), Grace, Gilly, Steve, Judith, Jess, Lisa, Hertha, Grazyna, Oliver, Lise (Secretary)

Apologies: Lorna and Alison

Minutes of last meeting: approved.

Matters arising: a gardening meeting is taking place tomorrow.

Fire exit and roof access:

Fire exits:

Roger called Suket today regarding the contractor's Zoom meetings with residents, scheduled for Wednesday 24th Feb. Camden has outsourced a company to send a letter to everyone, including a leaflet on Covid safety measures, but nothing has been sent. It should have arrived on 10th Feb. Roger will chase this and send it out to our email list if necessary.

Roger mentioned that the safety measures in the leaflet look good. The committee asked if the contractors could be given regular Covid tests. Suket had told Roger that logistically this would be difficult as it would take about an hour every day and be costly. On the leaflet it says that residents can confirm whether or not they are OK with contractors coming to do the work on their flat. If residents do not want the work done at that time, they will be put to the end of the list.

The issue on whether Camden should install alarms in leaseholder flats or put in their own was discussed. Grazyna said she has smoke/heat detectors in her flat. Jess and Steve can take the issue to the Leaseholders' Association but noted that leaseholders usually prefer to arrange their own fire detectors.

New doors will have an integral chain closure that closes the door, not one mounted externally over the door which is easy to dismantle. It is important that fire doors close against any internal fire when residents vacate their flat.

It was noted that work is starting next month and so Camden will need to consult residents on the choice of doors, colours and door furniture. Their website was updated last week. 60-minute fire doors are to be installed for flats which do not have a lobby. People will need to be warned that fire doors will be compromised if painted over or fixed with door furniture beyond that supplied. Camden said they would check twice a year to see the doors are still fire safe and people have not compromised their effectiveness and their guarantee. Camden is slow in giving information on choice so the Leaseholders' Association is developing a communication to explain their understanding of what the design should be so that people can provide feedback. Jess has added a hyperlink to the website of the Leaseholders' Association. The design issue

is a concern for all residents and so this information should be shared with all residents. Jess will share what she has produced so the HLRA committee is aware. Leaseholders are concerned about the impact on the value and enjoyment of their property.

Roof exits:

Roger reported on the meeting with Gavin and Susanne on roof exits. It was agreed that it is a consultation and Gavin will go back to the fire brigade with our queries. Camden will have a key which they will use to access the roof for works. We need to wait to see if we can have a manual override. As Susanne confirmed that they will get back to us soon we will hold off chasing for another week.

The outcome of validation surveys was discussed and there are issues with cupboards in the communal areas still to be resolved. We should hear back soon.

Meric Apak, council cabinet member for housing, is giving an 'Ask Meric' Zoom meeting for all Camden residents next Wednesday, 2pm to 3pm. This clashes with the first of the contractor's meetings but there are two more, 4pm-5pm and 6pm-7pm. Grace said we should inform residents of the 'Ask Meric' meeting, requesting them to question him on manual overrides for roof access. Josh said we should add roof maintenance. It is important that he understands this is topic of concern to many residents, not just a few on the committee.

Heating and hot water

Roger circulated notes on this topic and asked for questions. Roger heard from Richard that Susanne Afra, programme manager, will go to the Whittington estate to see exactly what the situation is up there and the issues they have, as she seems poorly informed since she is new.

Judith mentioned that they are proposing to do work in two stages. Phase 1 is to replace the boiler and phase 2 is rebuilding the delivery of heating and hot water to individual flats which raises a lot of queries in terms of disruption.

Roger noted that we need Camden to come back to us with clear options on what they propose. It seems like phase 1 will happen but we are not sure when.

Four blocks complained about tepid water due to the cold weather. Roger spoke to Scott Reid, head of customer services, who said there are so many people at home the boilers cannot cope when the weather is very cold. Roger is trying to find out more.

Repairs and maintenance

There was a burst pipe and frozen water an inch thick on the roof of block 131-148 Makepeace during the recent cold weather. This was repaired because Kim, who lives in the block, reported it but residents are concerned about how this is going to be spotted if people are no longer allowed to go up on the roof. Residents currently do a lot of cleaning on the roofs because Camden neglects them. This is an issue to bring up at 'Ask Meric'. Josh said that if we do not

get a satisfactory undertaking from Camden to maintain the roofs we will continue to take the matter up at District Management Committee meetings.

Bins and cleaning

Bins

There have not been any updates. Lise will email Oliver Lewis for him to follow up.

Cleaning

Debbie sent a cleaning team of four to block 29-39 Makepeace who did an excellent and much-needed job. Grazyna sent her thanks. We should encourage Debbie and her efforts as she has personnel problems during the pandemic. Caretakers are sweeping steps and pathways again.

AOB

For the next meeting, Oliver and Grace mentioned that we discuss what we could do for Easter.

Roger was disappointed that Sian Berry did not attend the heating and hot water meeting. He sent her an email but she has not replied. Perhaps she is focused too much on trying to become Mayor of London in May.

Next meeting: 16 March 2021 at 7pm via Zoom.