

Minutes of HLRA Committee Meeting 20.04.2021

Attendees: Roger (Chair), Grace, Sabrina, Steve, Grazyna, Hertha, Lisa, Jess, Jane, Josh, Kim, Alison.

Apologies: Jay, Lise, Ollie, Tamatha, Judith.

Minutes of last meeting: approved.

Matters arising: It was agreed that the Gardening Groups would continue as they are until after the AGM.

Food Co-op

Grace reported that we convened a Zoom meeting on April 19th with Sheri from Cooperation Town to discuss setting up a food co-op on Holly Lodge. Although not many attended, those who did were very keen and it was agreed that Gilly and Naomi would lead on setting up the co-op. The launch will be held on the Community Centre Terrace on Sunday 23rd May at 11am.

Roger will ask for help from the Community Centre and look into storage.

Easter Egg Hunt

Kim and Grace reported that the Easter Egg Hunt on the top garden was a great success. The children loved it and it was a rare chance for the adults to meet up outside. Jane added that it was quite theatrical, participatory and very enjoyable. It was agreed we should do it again next year.

Future Events

If the lifting of Covid restrictions goes as planned, it would be possible to hold a street party or some event in the top garden in the summer. Grace pointed out that we should invite the whole estate. Alison said we would have to decide whether an event was a bring your own food and drink or something more organised. It could involve activities like tug of war or egg & spoon race. The fire brigade could be invited as in past street parties – they are particularly keen to increase community involvement. Jess suggested a themed 20s event. Alison said it could be another Jo Cox linked event.

It was agreed to discuss at the next meeting when Covid restriction might be clearer.

London Fire Brigade

The LFB are holding a series of events for all Boroughs to discuss creating a Community Risk Management Plan. Roger attended and made a case for keeping access to the roofs open. He argued that LFB should not over-regulate or over-protect but acknowledge the historic right of residents to access the roofs, especially for maintenance and in an emergency. LFB said this

illustrated the need for them to communicate better with residents. Roger invited them to a future TRA meeting.

Another LFB meeting will be held on 11th May; both Grace and Roger will attend.

Fire Safety Works

Suket Patel has been holding meetings outside seven HLM flats to explain the Fire Safety Works. Roger has attended. Only about a quarter of residents are attending and come in ones and twos so there is not as much communal discussion of options as hoped. Suket will email or attend in person those who cannot make the meetings if they get in touch.

Although the information updates people, it is incomplete as neither colours nor door styles have been finalised. Also, the balloting process is complicated by having two ballots – the first to decide on individual choice or uniformity and the second on door design and colour.

Locks were brought up. Roger said the doors are Secure by Design; this means they have hidden “bolts” that hook into the door frame and a cowel over the letter slot at the back of the door. The doors have closers but do not lock on closing. They have to be manually locked with a key. Jess and Steve noted the cowel to letter slot may inhibit doors from opening all the way depending on size and entryway configuration.

Steve and Jess raised the question of the restricted opening of the doors, maximum 105 degrees. This could be inadequate for moving large items; if the doors need to be removed they have to be refitted by a BM Trada registered builder or warranties are invalidated. Josh queried whether door removal would be needed noting size of most appliances. Jess noted not all flat entryways are the same width or configuration, so this could be a problem for some (at least three Langbourne buildings may need a different closer).

Steve said that if residents wanted to change door handles or letter slots this could also invalidate warranties.

Jess noted that we still have not seen Camden’s overall fire strategy signed by a responsible, chartered fire engineer nor have residents received validation survey results promised previously in February. Roger agreed to follow up with Suket.

Next Meeting: will be held on Tuesday 8th June at 7pm on the Community Centre Terrace.