

BARROW LEASEHOLDERS' FORUM

Minutes of Meeting held on Wednesday, 21st June 2017 at 1pm
at Grange and Cartmel Crescent Community Centre

PRESENT:

Leaseholders

12 Leaseholders were in attendance

Council

Colin Garnett, Assistant Director – Housing
Janice Sharp, Operations Manager
Georgina Bridgens, Business Support Officer

| | | ACTION |
|------------|--|---------------|
| 1. | APOLOGIES FOR ABSENCE Apologies were received from five leaseholders and Joanne Tyson (Community Involvement Manager). | |
| 2. | MINUTES OF PREVIOUS MEETING The minutes of the previous meeting held on 22 nd March 2017 were accepted as a true and correct record. | |
| 3. | MATTERS ARISING | |
| 3.1 | Fly-Tipping on Griffin (3.2) No one present was aware if fly-tip had been removed. Colin to check. | CG |
| 3.2 | Flooding in Chester Place (7.2) Leaseholder advised has had visit but problem still not resolved. Colin to look into this. | CG |
| 3.3 | Large Trees at rear of Cheviot Green Leaseholder reported work as complete. A leaseholder also raised issue of fly-tipping at High Street. Problem with bins from adjoining street being left at back street behind Nights of St. Columba. Colin advised he will refer to Streetcare. | CG |
| 4. | MAINTENANCE CG provided update on Council's maintenance plans. | |
| 4.1 | Hughes complete majority of responsive repairs. | |
| 4.2 | New contractors appointed for central heating – AFM Gas. and for bathrooms – Wright Build. Whilst they generally do not do work for leaseholders, residents will start to see their vans around. | |
| 4.3 | With regards leaseholders generally, the Council will be carrying out planned works in three locations: <ul style="list-style-type: none"> • At Newbarns - Yew Tree area we are proposing the replacement of roof coverings. • Tummerhill estate will have replacement windows, damp remedial work and rendering. • Hindpool will have roof coverings replaced. | |

| | | |
|------------------|---|-----------------------------------|
| | <p>All notices and consultation processes have been completed and work will commence in the summer.</p> <p>4.4 A leaseholder raised problem with work carried out previously at Middlehill. Properties were pointed a few years ago and in certain locations the pointing is now falling outCG to arrange for properties to be inspected.</p> <p>A leaseholder also asked for a contact for the County Council regarding the Centenary Centre.</p> <p>Post meeting note: Contact Andy Kelsall (01229) 407320 or 07976 062194 or email: andy.kelsall@cumbria.gov.uk</p> <p>4.5 A leaseholder raised matter of the Grenfell Tower fire and what were we going to do. CG advised focus was on flats above six storeys and the highest we had was three. However we had completed Risk Assessment some years ago and, as a result, we had installed heat/smoke detectors in all our three-storey flats which had "enclosed communal entrances". We had not installed external cladding to any flats.</p> <p>The leaseholder went on to talk about residents leaving items in communal entrances. CG advised when we are aware of such instances we do negotiate with residents, however, sometimes residents put things in communal entrances to improve the area so we are pragmatic in our approach.</p> <p>Another Leaseholder cited a problem in their flats, reported it the housing, Officer attended and the problem was resolved.</p> <p>CG advised it is not something we ignore. We do have inspection schedules but cannot be there all of the time so also rely on residents to advise of any issues of concern.</p> <p>A leaseholder also questioned our approach to damp complaints and questioned whether Housing Surveyors have the necessary skills to deal with such problems. CG advised Housing Surveyors do have the required skills but unfortunately in the instance of damp sometimes it is not always clear the cause of the problem. In some instances we do have to go back and try alternative approaches. Unfortunately the winter of 2016, with high rainfall did cause problems in areas and with types of property not previously affected.</p> <p>The leaseholder advised his problem had not been resolved and he had not received a reply to complaint. CG advised he would follow this up.</p> | <p>CG</p> <p>CG</p> |
| <p>5.</p> | <p>SERVICE CHARGE UPDATE</p> <p>No questions raised.</p> | |
| <p>6.</p> | <p>FEEDBACK FROM TENANTS' FORUM/HOUSING MANAGEMENT FORUM</p> <p>CG advised on most recent HMF. One leaseholder asked if we were going to transfer the stock.....concerned costs would go up.</p> <p>CG advised the HMF were recommending to Executive Committee not to transfer but would look again at it if it became necessary.</p> <p>CG advised the issue of the Housing Revenue Account was discussed and reported the Director of Resources was suggesting reduction of expenditure in the region of £500k was required over next two years for the HRA to remain in balance. CG advised in view of savings already achieved this would be a challenge. Will include review of charges for leaseholders to included administration charges and introducing charges for enquiries from solicitors when properties are sold.</p> | |

| | | |
|------------------------------------|--|--|
| <p>7.</p> <p>7.1</p> | <p>GENERAL QUESTIONS/COMMENTS</p> <p>Parking on Griffin</p> <p>CG asked whether a leaseholder had followed up a problem with parking at Griffin. Issue had been raised with County but more recently there had been less of a problem. A leaseholder did comment on the general state of the environment in Barrow, litter, weeds on pavements. The comments were noted.</p> | |
| <p>8.</p> | <p>DATE OF NEXT MEETING</p> <p>The next meeting will be held on Wednesday, 4th October 2017 (not 27th September as suggested at the meeting) at 1pm – the venue will be confirmed nearer the time.</p> | |