

BARROW LEASEHOLDERS' FORUM

Minutes of Meeting held on Wednesday, 4th October 2017 at 1pm
at Grange and Cartmel Crescent Community Centre

PRESENT:

Leaseholders

5 Leaseholders were in attendance

Council

Colin Garnett, Assistant Director – Housing
Georgina Bridgens, Business Support Officer

		ACTION
	Members introduced themselves to a new attendee.	
1.	APOLOGIES FOR ABSENCE Apologies were received from 17 leaseholders (including the Chair) and Joanne Tyson (Community Involvement Manager).	
2.	MINUTES OF PREVIOUS MEETING The minutes of the previous meeting held on 21 st June 2017 were accepted as a true and correct record.	
3.	MATTERS ARISING	
3.1	Flooding in Chester Place (7.2) Colin advised a surveyor will re-visit to check that flooding problem has been resolved.	Les
3.2	Maintenance: Pointing at Middlehill The contractor is to re-do pointing which has fallen out (following re-pointing works a couple of years ago) – at no cost.	Les
3.3	Damp Complaint Colin advised this matter was attended to and no further issues have been reported.	
4.	MAINTENANCE Colin confirmed there are three schemes currently technically on site affecting leaseholders: <ul style="list-style-type: none"> • Yew Tree area – replacement roof coverings • Tummerhill – Biggar Garth – replacement windows/repainting/rerendering (some new roofs) • Hindpool – Tay Court – replacement roof coverings Works will be completed between now and end of March 2018. A Leaseholder queried a charge for major repairs on her last bill. Georgina established the charge related to the new LED communal lighting . Another Leaseholder stated the new LED lighting is really very good – worth every penny.	
5.	SERVICE CHARGE UPDATE Georgina confirmed statements are in the process of being sent out.	

<p>6.</p>	<p>FEEDBACK FROM TENANTS' FORUM/HOUSING MANAGEMENT FORUM</p> <p>Fire Safety</p> <p>Colin advised following the Grenfell Tower fire and concerns raised by a leaseholder, Housing Service surveyors visited communal areas with the Fire Service. The Fire Service advised that mobility scooters should not be kept in communal entrances – firstly, they are a hazard should the block need to be evacuated and, secondly, as they are powered by a battery the scooter itself is a fire hazard.</p> <p>A report was therefore taken to Housing Management Forum on 11th September at which Members agreed a zero policy approach should be adopted to keeping mobility scooters in communal areas. The committee also agreed the Housing Service start the process of advising tenants alternative storage arrangements must be made. It was also agreed consultants be appointed to carry out further risk assessments on our behalf which will be extended to include appropriate two-storey blocks with enclosed entrances together with shops managed by Housing and community centres.</p> <p>Letters will be sent in the next couple of months to all residents of blocks with communal entrances advising them that mobility scooters/bicycles/prams must not be kept in communal entrances. This will be followed up by home visits if necessary to reinforce this message.</p> <p>Once the risk assessments have been carried out the will be shared with leaseholders.</p> <p>Another article will be published in the next newsletter about fire prevention and safety.</p>	<p>Colin</p>
<p>7.</p> <p>7.1</p> <p>7.2</p> <p>7.3</p> <p>7.4</p>	<p>GENERAL QUESTIONS/COMMENTS</p> <p>Stairwell Areas on Griffin</p> <p>In response to a query regarding painting of stairwell areas, Colin advised the cement finished stairwells were never painted by the Council; and it would not maintain what tenants may have done before.</p> <p>Trees at the rear of Pennine Gardens</p> <p>Colin will arrange for the overgrown trees to be looked at.</p> <p>Parking Problems on Griffin</p> <p>A Leaseholder wondered whether the Highways Dept would be painting double-yellow lines near to the community centre. Colin will contact Cumbria County Council to establish if there are any plans to put double-yellow lines in that area.</p> <p>Presentation on Financial Challenges for the Housing Service</p> <p>Colin gave a short presentation summarising the financial challenges facing the Housing Service, following the Government announcement two years ago that all social landlords had to reduce rents by 1% every year for four years. The implications to the Housing Service over four years, together with other cost implications, will be a loss in income of £1 million. During the last two years, over £400K has been saved; over the coming two years expenditure needs to be cut by a further £0.5m.</p> <p>The Housing Services Review Working Group has been tasked with looking at options to reduce expenditure. One of the areas being considered is the introduction of administrative charges for leaseholders – currently there is no such charge. Also, considering introducing a charge for providing advice/assistance to leaseholders buying or selling their property.</p> <p>Colin will keep the group updated on this issue.</p>	<p>Jan</p> <p>Colin</p>
<p>8.</p>	<p>DATE OF NEXT MEETING</p> <p>The next meeting will be held on Wednesday, 6 December 2017 at 1pm – the venue will be confirmed nearer the time.</p>	

