

BARROW LEASEHOLDERS' FORUM

Minutes of Meeting held on Wednesday, 6th December 2017 at 1pm
at Grange and Cartmel Crescent Community Centre

PRESENT:

Leaseholders

Five Leaseholders were in attendance

Council

Colin Garnett, Assistant Director – Housing

		ACTION
1.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies were received from 14 leaseholders, Georgina Bridgens (Business Support Officer and Joanne Tyson (Community Involvement Manager).</p>	
2.	<p>MINUTES OF PREVIOUS MEETING</p> <p>The minutes of the previous meeting held on 4th October 2017 were accepted as a true and correct record.</p>	
3.	<p>MATTERS ARISING</p>	
3.1	<p>Flooding in Chester Place (3.1)</p> <p>The leaseholder advised the problem with flooding from the gutter and the gully not draining water has still not been rectified despite having been reported some time ago. Colin advised he will follow this up.</p> <p>The leaseholder also advised a nearby resident has erected a large shed which runs the length of the communal area – dogs are being kept in the shed. The shed may hinder scaffold/cherry picker. Colin will arrange for this to be looked into.</p>	Colin
3.2	<p>Maintenance: Pointing at Middlehill (3.2)</p> <p>The contractor is to re-do pointing which has fallen out (following re-pointing works a couple of years ago) – at no cost.</p>	Colin
3.3	<p>Trees at the rear of Pennine Gardens (7.2)</p> <p>Colin will check that the overgrown trees have been cut back.</p>	Colin
3.4	<p>Parking on Griffin (7.3)</p> <p>Colin will chase up a response from Highways to his enquiry about whether they plan to paint double-yellow lines near to the community centre.</p>	Colin
4.	<p>MAINTENANCE</p> <p>Colin advised the roofing works at Yew Tree, Ocean Road, Biggar Garth and Tay Court have been delayed due to a national shortage of roofing tiles. However, work at Yew Tree and Tay Court will definitely be done before the end of March.</p> <p>After serving Section 21 notices to leaseholders on Ocean Road and Biggar Garth, the properties have been re-surveyed and it has become apparent it will cost more money than predicted to remedy the damp and structural problems. It has been decided to initially carry out work to one block – all the residents of which are tenants – to ensure that the work actually remedies the problem; that the specification is correct and to be able to give an accurate revised costing.</p>	

5.	<p>SERVICE CHARGE UPDATE</p> <p>No update needed.</p>	
6.	<p>FEEDBACK FROM TENANTS' FORUM/HOUSING MANAGEMENT FORUM</p> <p>6.1 Housing Revenue Account</p> <p>Colin advised the main focus of the Housing Service remains finding savings in its budget over the next two years of £0.5million. Although leaseholders currently pay a service charge this does not cover the cost of administration; it is proposed an administration charge will be introduced – with the objective of not making money but merely meeting costs it could be in the region of £75 per leaseholder per year. Colin confirmed, once agreed, the required notice of this new charge will be then be issued to leaseholders.</p> <p>6.2 Fire Risk Assessments</p> <p>External specialist consultants have now carried out risk assessments to flats with communal entrances. Their findings are awaited.</p> <p>Letters have been sent to all relevant residents advising the communal areas must be kept clear at all times. Officers will place notices on any items left in communal areas</p>	
7.	<p>ANY OTHER BUSINESS</p> <p>7.1 Chester Place – Damp Problems</p> <p>The leaseholder advised of continuing problems with damp. Colin will arrange for a surveyor to re-visit and to inspect the property internally.</p> <p>7.2 Chester Place – Flooding at rear of property</p> <p>The leaseholder advised the path running at the back of her property is still flooding. The housing officer has visited but no-one has been able to establish whether it is Council or Highways responsibility. Colin will arrange for this matter to be looked into.</p> <p>7.3 Plastic Doors in Flats</p> <p>In response to a query about plastic doors in communal entrances, Colin advised we are reviewing the risk assessment received but understand plastic front doors within communal areas are not acceptable.</p> <p>7.4 New Bus Shelter on Griffin</p> <p>A leaseholder raised the issue of a bus shelter which had recently been sited by the sub-station area – it has been positioned in such a way that it offers no shelter whatsoever. Agreed that the Chair will contact Cllr Bill McEwan (in his capacity as County Councillor, sitting on the Committee for Barrow).</p>	<p>Colin</p> <p>Colin</p> <p>Colin</p> <p>The Chair</p>
8.	<p>DATE OF NEXT MEETING</p> <p>The next meeting will be held on Wednesday, 21 March 2018 at 1pm (and not the 28th March as was mentioned at the meeting) – the venue will be confirmed nearer the time.</p>	