

BARROW LEASEHOLDERS' FORUM

Minutes of Meeting held on Wednesday, 21st March 2018 at 1pm
at Grange and Cartmel Crescent Community Centre

PRESENT:

Leaseholders

Council

Five Leaseholders were in attendance

Colin Garnett, Assistant Director – Housing

		ACTION
	The meeting was Chaired by Clive Kitchen	
1.	<p>APOLOGIES FOR ABSENCE</p> <p>Apologies were received from 4 leaseholders; Janice Sharp (Operations Manager) and Georgina Bridgens (Business Support Officer).</p>	
2.	<p>MINUTES OF PREVIOUS MEETING</p> <p>The minutes of the previous meeting held on 6th December 2017 were accepted as a true and correct record.</p>	
3.	<p>MATTERS ARISING</p> <p>3.1 Flooding in Chester Place (3.1)</p> <p>Work now complete. The leaseholder was not present so unable to confirm all matters now resolved.</p> <p>3.2 Large Shed</p> <p>Noted that the follow-on query regarding the large shed in adjoining yard, Housing Officers spoken to resident who will be reducing its size.</p> <p>3.3 Maintenance: Pointing at Middlehill (3.2)</p> <p>Site visit completed with contractor. Recognition that some of the pointing completed previously needs re-visiting but also additional repointing identified.</p> <p>3.4 Trees at the rear of Pennine Gardens (7.2)</p> <p>Unclear which trees are being referred to; Housing Officers have checked but did not identify which were of concern, if still required resident of Pennine needs to identify the particular trees.</p> <p>3.5 Parking on Griffin (7.3)</p> <p>Was discussion regarding parking problems by the Community Centre, but visitors not using the spaces provided and parking on road. Also acknowledged there can be a problem when the “bookies” on Ainslie Street are busy but agreed no action required at this time.</p>	
4.	<p>MAINTENANCE</p> <p>Colin advised those present he had two enquiries regarding maintenance from Leaseholders who could not attend. He summarised as follows:</p>	

	<ul style="list-style-type: none"> Leaseholder who has property undergoing roof replacement asked “Why don’t we use local contractors?” CG explained we deliver such works through a framework arrangement to ensure competitive costs are obtained and all contractors comply with Health and Safety and quality standards. <p>Should a leaseholder object to the Council’s proposed Contractor, they do have the opportunity to comment during the consultation period. Local contractors do have the opportunity to apply for inclusion on the framework and some do, but not as in this case for roof works.</p> <ul style="list-style-type: none"> Ocean Road/Bigger Garth: we have received a query concerning work at this site. By way of update, we did send out consultation notices some time ago but it has become apparent that additional works maybe required which are not covered by the original notice. These will be updated and new Notices issued. <p>In the meantime, the Council has started work on one particular block which remains in the ownership of the Council. This will enable us to ensure the specification of work is correct for resolving the identified problems.</p> <p>Colin also advised the works at Newbarns and Lower Hindpool are on-going and there are leaseholders affected.</p>	
<p>5.</p>	<p>SERVICE CHARGE UPDATE</p> <p>Colin advised invoices for Building Insurance, Ground Rent and estimated charges for 2018/19 will be going out in April. This will be the first time we have used our new IT system for this purpose so there maybe some delay.</p> <p>Questions asked regarding management charges for leaseholders and charges for enquiries regarding sales and purchases of leasehold properties. CG advised there had now been agreement through the Council’s Decision-Making process to make such charges and it will be progressed during the 2018/19 year.</p>	
<p>6.</p> <p>6.1</p> <p>6.2</p> <p>6.3</p> <p>6.4</p> <p>6.5</p>	<p>FEEDBACK FROM TENANTS’ FORUM/HOUSING MANAGEMENT FORUM</p> <p>The Chair advised he had attend the last Tenants’ Forum meeting and provided feedback to those present. CG also contributed and the Forum was advised the Council was progressing:</p> <ul style="list-style-type: none"> Decision to end the garden competition. Recognised it was a popular event, however, whilst it was not a financially expensive event to run, it did require a considerable amount of Officers’ time and with reductions in staffing it would not be possible to continue. There followed a discussion about not allowing planters on communal entrances or balconies which was disappointing to some present. Purchase of freehold: CG advised the Council is considering a request from a leaseholder to purchase the freehold of two flats he owns. They are on the ground floor and first floor and it was suggested it could constitute a block so is being progressed. Choice Based Lettings: CG advised on progress of this scheme across Cumbria. Social value: CG advised the meeting of the work of Procure Plus Holdings to deliver schemes in Barrow. 	

<p>7.</p> <p>7.1</p> <p>7.2</p>	<p>ANY OTHER BUSINESS</p> <p>Rent Query</p> <p>Query regarding rent being spilt at Pennine Gardens. Leaseholder to contact Estates Team to Report.</p> <p>Fire Risk Assessments</p> <p>There was some general conversation regarding fire precautions and communal entrances.</p> <p>Post meeting note: The next newsletter will include action to be taken following Fire Risk Assessments or read Housing Management Forum reports online: www.barrowbc.gov.uk/about-the-council/barrow-council/council-minutes-agendas/housing-management-forum/</p>	
<p>8.</p>	<p>DATE OF NEXT MEETING</p> <p>The next meeting will be held on Wednesday, 20th June 2018 at 1pm.</p> <p>Please note there may be a change of venue if work has started to convert the community centre into a flat.</p>	