

TOWER HAMLETS COMMUNITY HOUSING
MINUTES OF A BETHNAL GREEN AREA RESIDENTS BOARD MEETING
WEDNESDAY 20th OCTOBER 2010 ZANDER COURT COMMUNITY ROOM –
COMMENCED AT 6.30pm

RESIDENTS PRESENT

A. Ambrose	Achilles House (AA) Chair
F Hunt	Hector House (FH)
D Beauchamp	Nelson Gardens (DB)
J Grierson	William Rathbone House (JG)
R Jalil	Nestor House (RJ)
E Rapaport	Apollo House (ER)
J Gardiner	Charles Dickens House (JG1)
F Begum	Mullett Gardens (FB)
M Chefa	Lysander House (MC)
D Nordh	Teesdale Street (DN)
M Meir	Gwilym Maries House (MM)
L Cosgrove	Ajax House (LC)
G Cook	Ajax House (GC)
E Whitehead	Sebright House (EW)

OFFICERS & OTHERS PRESENT

Elaine Hamilton	Community Housing Office Manager (EH) Minutes
Glorin Joseph	Community Housing officer (GJ)
Shamim Hossain	Community Development Officer (SH)
Andrew Adebonojo	LBTH Community Safety Investigations Officer

DISTRIBUTION

All Above+	Chief Executive
Michael Tyrrell	Director of Housing
David Eatwell	Director of Development
Peter Exton	Director of Finance
Harneck Chilemba	Housing Services Manager
Compton Gustave	Community Development Co-ordinator
Muge Dindjer	Corporate Administration Manager
Sheila Bradley	Senior Development Manager
David Leah	Financial Controller
Arum Sigavnanam	Revenue Accountant
Gabriel Yeboah	Human Resources Manager
Bridgett Bardwell	Policy & Communications Manager
Andrew Coleborn	Lettings Manager
Tracey Bellamy	Repairs & Maintenance Manager
Glyn Wiltshire	Community Housing Office Manager Spitalfields
Mina Rahman	Community Housing Officer Manager Shadwell
Sirajul Islam	PA to Chief Executive & Director of Finance
Pav Sehmy	BG North Ward Councillor
Clr Stephanie Eaton	BG North Ward Councillor
Clr Giancarlo Gibbs	BG North Ward Councillor
Clr Zenith Rahman	BG North Ward Councillor

1.1 Maureen Colley, Len Thomas.

2 LBTH TOBACCO CONTROL OFFICER

2.1 The LBTH Officer did not turn up for the presentation.

3 LBTH COMMUNITY SAFETY OFFICER

3.1 AB advised the meeting on how residents could report noise nuisance, late night drinking etc from Middleton Green to the Police. He advised that it was the Police's responsibility to resolve this long outstanding issue as the Council's Park Rangers and THEO Officers had no powers of arrest. He advised that the Police should be contacted on 0300 123 1212.

3.2 AB stated that if all the incidents of nuisance and disturbance were reported via this number, the Police would build up a profile of the problems and seek to resolve via the SNT. Although the SNT did not normally work late at night, they could organise a joint operation with Council Officers to resolve the problem on a project basis.

3.3 AB explained that the Noise Nuisance Team were not the appropriate agency to deal with this type of nuisance. When they received these reports, they would simply pass them on to the Police.

3.4 Residents expressed frustration with the fact that despite the nuisance occurring on Council land, and that the Council had teams such as Park Rangers and THEOs, it appeared that the only advice for residents was that they should contact the Police. AA asked AB how residents could get the Police to act on the matter.

3.5 AB re-iterated that resolving the nuisance was a Police matter and stated he would liaise and discuss the possibility of the Police compiling a Crime Prevention Survey as a starting point to resolve the problem. **AB**

3.6 AB also agreed to look into the possibility of the Council pruning the trees so that the view from the camera wasn't obscured as well as the possibility of providing more lighting to the area although he stated there may be budget issues. **AB**

3.7 There was a discussion on the camera placed on Charles Darwin House and the concerns THCH's DOH had expressed re. Data Protection. AB stated that as long as the relevant signs were in place, there were no issues as the camera had been placed to deter ASB and Crime on an open space area. AA asked AB to write to the DOH confirming this and he agreed. **AB**

4 DECLARATION OF INTEREST

4 There were no declarations of interest

5 **AGREE THE MINUTES OF THE LAST MEETING**

- 5.1 These were agreed bar noting the numbering needed correcting from page 2 onwards.

6 **MATTERS ARISING**

- 6.1 **Item 2.4 – Licence application Winkley Street** – There was no report back for the meeting. **SNT**
- 6.2 **Item 7.2 – Quaker Social Action Group update and programme -** - EH reported the group representative had been invited to attend the November meeting. **EH**
- 6.3 **Item 7.3 – Painting programme block lists** – It was agreed that the block lists would be sent out to residents in the blocks where painting had not started. **EH**
- 6.4 **Item 7.3.1 – Painting programme Steering Group** – AA reported back on the issues raised at the last meeting and advised the next one was to be held on 29th October.
- 6.5 **Item 7.4 – Camera at Charles Darwin House** – following on from 3.7 above the ARB was now being informed that when DE was assured that the camera was permitted to monitor Middleton Green, it would need to be enhanced as it currently could not function properly at night.
- 6.5.1 AA expressed her concern as this was the first the ARB had been told about the need for the camera to be enhanced, and even more so because this was now being given as the reason for it not being able to be used. Given that the reason why the camera was requested in the first instance was well known, THCH should have ensured that the one installed was fit for purpose.
- 6.5.2 Once the issue referred to in 3.7 had been clarified with the DOH, residents asked EH to obtain a quote for enhancing the camera so it could view the area better, especially at night. **EH**
- 6.6 **Item 7.6 – Replacement of Missing URS bins** – EH reported the situation was unchanged. Residents to raise this at the JARB. **JARB**
- 6.7 **Item 7.7 – Lysander House Defect/Improvement Works** – KN reported that follow up works had been identified and were awaiting budget approval. Residents asked that Lysander House residents be kept informed of all proposed works. **EH/KN**
- 6.7.1 EH informed residents that the bollards were being replaced as they proved to be defective at no cost to THCH.
- 6.8 **Item 7.8 – Marks on walls from old estate parking signs** – EH reported that the marks would be removed and the area repaired and repainted by the Painting Contractor.

- 6.9 **Item 7.9 - Estate Cleaning Service Standards – Block Lists** - EH **EH**
reported the lists would be delivered to all residents by the next meeting date.
- 6.10 **Item 7.9.1 – Apollo House Litter picking** – EH reported the estate cleaner had been reminded of this service standard. ER reported no further problems.
- 6.11 **Item 7.9.2 – Lysander House** – EH reported the Estate Inspection Sheets had been revised to include Fire Escape Landings and the marks on the wall had been removed.
- 6.12 **Item 7.10 – Bikes Sheds at Beechwood and Sebright House**- AT **EH/AT**
reported the works would commence w/c 25th October. Residents of both blocks to be notified of the works start date.
- 6.13 **Item 7.11 – Fire Risk Assessment for Minerva Community Facilities** – SH provided a verbal update on the actions that had been taken in response to the list of possible risks that the FB had identified. She agreed the report needed to be updated to show what actions had and had not been addressed and an amended report would be brought to the next meeting. SH confirmed fire checks were undertaken regularly by THCH Officers and Redcare. **EH/SH**
- 6.14 **Item 7.12 – Articles in UPDATE on chaining bikes to THCH railings** – EH reported the article had been placed in UPDATE.
- 6.15 **Item 7.13 – Smoking in the blocks and signage** – EH to check why LBTH's Tobacco Control Officer did not attend the meeting as scheduled. She was also reminded of the ARB's request that she get a quote for the provision of metal "No Smoking" signs, which could be funded via the ARB's minor works budget. **EH**
- 6.16 **Item 7.15 – Mansford & Avebury East Works Walkabouts** - EH **EH/PE**
reported the situation was unchanged. Letters would be sent out when arranged.
- 6.17 **Item 7.16 – Request for a Mansford Forum meeting** - AA reported there was no progress on this matter. **AA**
- 6.18 **Item 7.18 - Damage to the wall following relocation of boiler flue flat 12 Lysander House** - RJ reported the post inspection had been done and the works approved.
- 6.19 **Item 7.26 – Broken Fencing at William Rathbone House** – AO reported the repair works were completed.
- 6.20 **Item 8.2.4 – Policy Review comments** – EH reported the comments had been passed to DE after the last meeting.
- 6.21 **Item 9.1.1 - Use of Paladin bins for missing URS bins on Minerva Estate** – EH reported no bills had been received and if any

did arrive THCH would not pay them.

- 6.22 **Item 9.1.2 - Lysander House doorstep recycling** – EH reported the Council had decided not to resume this service to Lysander House residents. Residents asked that THCH escalate this matter to THCH's SMT and let residents in Lysander House know so they could make their own representations. **EH/AT**
- 6.23 **Item 9.1.3 - Condition of garden at 18 Mullett** – EH reported the CHO had inspected and the visible rubbish had been removed.
- 6.24 **Item 9.1.4 – For Sale sign at 18 Mullett Gardens** – EH reported the sign had been removed.
- 6.25 **Item 12.1 – Parking Rules notification** – EH distributed the notifications. Residents asked that the parking rules leaflet was re-distributed and EH agreed to include with November UPDATE. **EH**
- 6.26 **Item 12.2 – Moss on Waring House landing** – EH reported the moss had been removed.
- 6.27 **Item 12.3 – Dog fouling estate wide letter** – EH reported the letter had already been prepared and would be sent out with November UPDATE.
- 6.28 **Item 12.4 – Fox feeding on the estate by a resident at William Channing House** – EH reported AO would liaise with the information provider directly. **EH**
- 6.29 **Item 12.5 – William Channing House visitors spitting and urinating in the block** – AO reported the block letter had been sent and the SNT had been informed.
- 6.30 **Item 12.6 – Hector House faulty sensor lights** – EH reported a site visit was being arranged with FH to resolve the matter and FH confirmed he had been contacted.
- 6.31 **Item 12.7 – Petition re Grayling Sq development** – EH reported THCH had no plans for development at Grayling Sq and no petition had been received by THCH. It was likely the development referred to was at another site. 2 planned developments at 13a St Peters Close and 47a St Peters Close had been approved by LBTH planners, 12a Elver Gardens had been refused because of objections received by LBTH and another at 15a Lampern Sq had been withdrawn because of objections received.
- 6.32 **Item 12.8.3 – Bike Shed installation at Apollo House** – EH reported no progress on this matter so far. It was agreed AT would conduct a joint door knocking exercise with ER to assess interest in renting a bike shed at £1.50 per week. **EH/AT**

7 REPORTS

7.1 Estate Inspections

7.1.1 **Page 6 – Weeding at Elver gardens** – Residents asked if Bow Landscapes were still carrying out this work and EH explained a new Social Enterprise Contract, to carry out this kind of work, was due to start on 1st November 2010.

7.1.1.2 MM stated that residents had been informed they would be consulted on any new contract before it was let. MM to raise directly with DE. **MM**

7.1.2 **Page 13 – Southwood Smith House** – Residents commented on the notes in the Action Taken column. While it was true that the Board was awaiting the result of a retendering exercise, if the problems of water penetration were serious they should be now and not wait for a refurbishment programme to be implemented. **EH/AO**

7.2 Anti-Social Behaviour

7.2.1 There were no comments.

7.2.1.2 AA provided leaflets for the CHO to display advertising a Tower Hamlet's Police and Community Safety Board Residents Question Time meeting on 3rd November, where ASB will be the topic of discussion.

7.3 Voids and Letting, Rents, Service Charge and Shared Ownership Arrears, Repairs and Maintenance, Telephones and Correspondence

7.3.1 There were no comments.

7.4. Community Development

7.4.1 Residents noted that some comments were out of date in the report. SH agreed to liaise with DE to ensure it was up to date and accurate. **SH**

7.5 Mansford & Avebury Refurbishment Report

7.5.1 There were no comments.

8 ARTICLES FOR UPDATE

8.1 Residents suggested an article outlining the main rules on parking on the estates including how long after ticketing towing can take place. **EH/AC**

9 FUTURE AGENDA ITEMS

9.1 There were no suggestions.

10 ANY OTHER BUSINESS

- 10.1 JG1 asked that the CCTV cameras on Mansford and Avebury East were checked to ensure that trees were not obscuring views, particularly outside Charles Dickens House. **EH**
- 10.2 DB reported that the block numbering had been removed on her block. **EH**
- 10.3 Residents asked that the Estate Inspection reports were reported in the same month to the meeting. EH informed the team could not complete the report before the end of month target.
- 10.4 Residents asked about updating satellite systems on Minerva Estate so that Sky Plus could be received. EH explained some satellite systems were older than others and would be updated either when improvement works were undertaken or when repairs costs dictated. In the meantime, residents could contact the provider for individual estimates to install the required upgrade themselves.
- 11 DATE & VENUE OF THE NEXT MEETING**
- 11.1 The date and venue of the next meeting was agreed as Wednesday 17th November 2010, 6.30pm in the Zander Court Community Room.

Signed.....

Date.....