

Tanners Hill TRA – General Meeting at Zion Chapel - Thursday 18 July 2024, 7-8.15pm

Attendees:

Councillors: Rosie Parry

Lewisham Council: Akilah Lawrence (Housing Officer covering for HO Julianah Rotimi), Bunni Idowu and Emmanuelle Smerance (ASB Team)

Residents:

Deloraine House: Gillian Lewis (Secretary, Block Rep), Robert Ridyard, Michael Johnson, Fiona Ritchie, M Delaporte, Rachel Haynes, Timothy Tan, Marian – leaseholders.

Heston House: Barry Still (Chair, Block Rep, tenant), Marie M’Pondo and Nuala Walsh – (Block Reps and leaseholders), Jessica Johnny, Leona Johnny, Bernadette Reed – tenants

Tanners Hill: Naomi Groves (TRA Vice-Chair, T Hill Block Rep), Guy Bell, Rose Payne - leaseholders

Pitman House: Russell Bushell, Ken Parsons, Alvaro Ossa, Rod Guzman – tenants

Florence Terrace: Colin Connell (Block Rep, acting TRA Treasurer), Frances Connell – tenants; Martha Hiles – private tenant

Heston St: Omega St: Heald St:

Item 1 - Welcome

Apologies: Julianah Rotimi (Housing Officer), Julie Littlejohn (Lewisham Tenants Fund) Joe Orr, Peter Last, Gordon Walker, Jan, Martyna - Deloraine ; Vicky Yeardeley – Florence Terrace, Mark - Heston

TRA Dues – reminder that tenants pay a weekly contribution collected in their rent, leaseholders don’t pay in their service charge so the Tenant’s Residents Association (TRA) needs to collect the total of £7.00 annually from leaseholders

Gillian: as we’re dealing with TRA business, if there are no objections, could we start with the agenda Item ‘The Role of the Treasurer?’

Item 2: The Role of the Treasurer

Julie Littlejohn of the Lewisham Tenants Fund (LTF) has sent her apologies as she is unable to attend the meeting tonight, she was going to talk to the meeting about the Treasurer’s Role and the Responsibilities the role entails. We’ve asked LTF if they could attend the next meeting and also asked for some written information, so we can share the information with residents.

We need to announce that we’re doing this because Colin (Connell) resigned as the TRA Treasurer in February. Colin has been the Treasurer for most of the last 10 years, probably longer and been a steady, reliable and extremely active member of the TRA Committee, and I know that residents from right across the estate, as well as the Committee will want to thank Colin for everything he has done and keeping the records, being trustworthy in the important role of TRA Treasurer.

Colin has kindly agreed to look after the accounts until the election of all the Officers that will take place at the AGM – we will look into the exact date of that after this meeting and also the good news is that Colin is remaining as a block rep, primarily for Florence Terrace.

We have had interest from a leaseholder and a tenant, and Colin has made us aware that we need to aim for the Committee ie Chair, Vice Chair, Treasurer, Secretary to be representative of the residents on the estate who are a mix of Council tenants, leaseholders and these days, private tenants. So the committee isn’t just made up of leaseholders. Colin did you want to say anything?

Colin: a couple of things:

I will remain as Block Rep but I won’t be attending Committee meetings as they’re dysfunctional, but will take leaseholder dues. Also, leaseholders need to pay their dues prior a meeting, to be able to vote in a meeting. The AGM has to be a year from the last AGM, it’s only 15 months if the meeting isn’t quorate, probably October is the latest.

The role of Treasurer isn’t quite as simple as it used to be – the Government has introduced new anti-money laundering laws so as it’s a business account HSBC now do Credit Checks, this could affect your credit score so some people may not want to have a credit check, and they need to be warned before they apply. You are also required to go on a Course too, it’s an online Course, approx 2 hours. This is why it’s best not to hand over to a new Treasurer mid year – it would’ve been different if we’d handed over in March.

Nuala: can leaseholders send dues electronically direct to the TRA account?

Colin: No, but a new Treasurer may wish to proceed a different way, they're free to do that.

Barry: Julie Littlejohn of LTF can provide a clear summary of all of this at the next meeting, and they do run Courses for all the Officers Roles eg Chair, Treasurer, Secretary, and even Book keeping, I attended one many moons ago.

** post meeting Julie Littlejohn confirmed 22/7 that LTF were compiling docs on the various committee roles and are happy to provide an overview of the Treasurer's role at the next meeting. "following the AGM, LTF can arrange for 1-2-1 training for the new treasurer"*

Item 3: Matters Arising

Corrections - Russell: we're Tenants not leaseholders – minutes agreed

Bin Chutes – new design for fire compliance reduced size of the chutes, rubbish gets blocked, Repairs have to resolve as C/Ts can't as covers are no longer removable, this has been raised repeatedly

Russell: is the Fire Officer independent?

Colin: I did an inspection with the Fire Officer and Richard Ashcroft (C/T Team Mgr), Fire Officer saw no problem with bending the 'lip' they've added to the back of the hopper which would reduce blockages.

It's causing problems between neighbours

ACTION follow up Richard's AP with Carol (Area Mgr Env Svcs) cc Martin Ryan, Cllr Cooper

Contractor Flytipping – **Gillian:** ongoing email thread reporting various incidents to Richard/Carol

Barry: Good Contractor ID would help.

Lumber: Colin and Naomi to continue to chase for code locks for cages

ACTION: Continue to report to council and TRA

Caretaking – new C/T Jonathan in post **Rod:** what Richard promised didn't happen ie cover/start dates

Marie: we were paying for for caretaking but only had 1

Nuala: I've been chasing this issue with Home Ownership Services (HOS) and Rent Equities for leaseholders and tenants, not getting much response.

No-one wants to take problem to resolution – just fwd to another dept

Cllr Rosie: please cc me **Rod:** it happens to a lot of us

Bunni: they may be forwarding to the right team member, who has to respond/action

C/T Trial – Cllr Rosie: I met with Martin Ryan, he said other estates were working, I said it's not working on T Hill Estate, and that you can't do a fair trial with half the staff, the feedback is negative.

Barry: pay is v low at weekends, one reason why our C/Ts don't want to cover

Cllr Rosie: Martin Ryan is happy to accept feedback, acknowledges resources are ltd. You can't copy and paste 1 estate to others

Colin: when proposed in the Resident Engagement Panel meeting (2018/19) it wasn't popular

Nuala: do the other 'satisfied' Estates have TRAs? **Rod:** I'll ask my friend

ACTION?

Item 3 – ASB

Gillian: this is not the only part of the estate where there is ASB but I'd like to raise the serious problem of the Deloraine Grd Flr Drying room door which came off it's hinges early May with a Repair scheduled for 26 June, this allowed the room to become a venue. People, including non residents, gathered there, played loud music, the room provided a space for drug dealing/taking, and the detritus of strewn takeaway cartons, food, furniture and rubbish in the room and around the forecourt, was a fire risk.

12/6/24, 11 Police cars and vans arrived to deal with a huge incident/knife fight on the estate and centred around the drying room area. Luckily no-one was injured.

I sent THREE emails outlining the need for an urgent Repair, to Housing Management and ASB, but got no response until I contacted Frank Olaniran directly who apologised and stated that he would look into why no one had responded. I wondered if HM had ceased to function.

When a Council officer (?) finally turned up on 26/6, a neighbour spoke to her but she had no idea at all of what had happened, never seen our emails. The 'repair' turned out to be nailing a board over the door, ie not a proper repair, no special parts needed – so why couldn't that have been done early May and prevented all the problems that never needed to happen?

Akilah: HM is definitely functioning! Shirley was covering for HO Julianah

Frances: we got a response from Fabio and a resolution – depends on the issue?

Gillian: I attended the Safer Neighbourhood Team (SNT) meeting on 3/7 and reported re drying room, invited SNT tonight but they're already booked on a task

Alvarro: if they see there's this much demand, why not attend?

Frances: need to co-ordinate with SNT

Bunni: more people need to report **Barry:** but the Secretary of the TRA reported

Gillian: I also copied in neighbours ie the emails were from more than 1 person

Nuala: I also reported the incident to the Met via their website, it gave me a generic case no and said someone would get back to me within 10 days, I heard nothing **Rachel:** Nightmare!

Colin: you correlate all the incidents but don't come to the estate – when did you last visit?

Bunni: I was there in the last 2 weeks, T Hill is part of my patch, I don't come if there are no reports

Naomi: how many ASB officers? **Bunni:** Frank (Mgr) and 3 + 1 domestic abuse officer

Resident: so volume of reports = more officers/police are deployed ie we can't email vis TRA?

Barry: do you know why you weren't informed of a serious incident?

Bunni: *said something about confidentiality*

General discussion about poor communication

How often do you update? How many cases ASB?

Russell: there was a murderous attack in Florence Terrace

Colin: the victim is in a coma after a week

Resident: we only know about it because of the noise, police presence, the only update is from Colin.

We know about GDPR but just to know they're not in danger

Barry: shows how important a TRA is

Russell: the police aren't our landlords. What is the course of action ie I've witnessed something, or I'm pregnant how can I get passed ie is it safe to approach?

Cllr Rosie: update re widespread ASB and PSPO's

Re PSPOs, we're waiting for signage to be instated then we can enforce. Summer is the worst time for ASB. Re NCIL funding from Business, we've had to ask for measures to be included ie so people can apply for CCTV to be installed. There's also a new cabinet member for Safer Lewisham and we're working jointly with Evelyn Cllrs

Naomi: I compiled a document on reporting ASB, sent it to ASB, SNT to check details - no response

Bunni: we sent a letter, I will follow up ?????

Nuala: how long does a PSPO cover? **Cllr Rosie:** not sure

AOB

Pitman Front Doors – **Rod:** recurring problem which happens yearly and wastes everyone's time

Akilah: I'll speak to Major Works team

Heston Basement Damp – Bernadette: still causing problems with mosquitos

ACTION GL follow up with Repairs/Environmental Services

Tree Pitman Green – Robert: I paid to have a Christmas tree, that I found chucked out, planted on Pitman Green, especially as a mature tree had come down. It's doing well and it's in memory of a friend who passed away. I thought it could be decorated with lights to mark events such as Divali, Christmas etc. I didn't ask permission of the Council

meeting ended 8.40pm