

TANNERS HILL TRA

Annual General Meeting

7pm – 9pm, Monday 9th July 2018

ATTENDANCE

Current Committee Members	
Barry Still (BS)	– Chair/Heston House Block Rep/Brockley Assembly Co-ordinating Committee Rep
Colin Connell (CC)	– Treasurer/Florence Terrace Rep/Resident Engagement Panel Rep (Tenant)
Naomi Groves (NG)	– Vice Chair/Resident Engagement Panel Rep (Leaseholder)
Gillian Lewis (GL)	– Secretary/Deloraine House Block Rep
Nuala Walsh (NW)	– Block Rep Heston House
Tedd Trott (TT)	– Block Rep Omega St
Lewisham Homes	
Prince	– Welfare Benefit Officer
Elaine Wright	– Tenancy Officer
Lewisham Tenants Fund	
Gloria Biggs (GB)	
Tenants and Residents	
Stephen Thompson, Robert Ridyard, Tom Deffee, Jacob, Ella, Gordon Walker	– Deloraine House
Vicky Yeardley, Frances Connell, Sue Slade, Fred	– Florence Terrace
Jake	– Heston House
Partners & Others	
Cllr's Sophie McGeevor, Stephen Penfold and Jimi Adefirenaye	
Apologies	
Iris Davies, (name not known)9 Heston, Tolu (Pitman House), Katherine, Joe and Ian	(Deloraine House)

Agenda Item		Action
1. welcome, intro - ductions, apologies	Opened the meeting, welcomed all and announced apologies Cllr Sophie provided an update (hard copies) on Doors/fire safety specs, Damp, T Hill resurfacing and Brockley Assembly funding. Sophie left at 7.30 as she had another commitment. Newly elected Cllr Penfold had to leave at 8.00pm and Cllr Jimi arrived at 8.00pm as he was also attending the Governors meeting at the School.	
2. AGM 2017 – agreed minutesa Matters arising	Minutes agreed	
3. Officers Reports 2017/8	<p>Chair's Report:</p> <p>Aug '17 – Bike racks installed</p> <p>Sept '17 – Door Entry Systems, Lewisham Homes sent a 'Notice of Intention for Installation', some leaseholders responded giving reasons why they didn't want them in their blocks. Door Entry Systems have been successful in some blocks on the estate (Omega, Heald), unsuccessful in Pitman. Lewisham Homes responded saying there would be a consultation of residents ahead of any decision being made" and that "a decision will be made on a block by block basis"</p> <p>Nov '17 – Notice Boards Gavin Jones (Lew Homes Head of Comms) attended TRA meeting, we requested that NB's removed during Decent Homes (DH) works, be returned and that a new larger 'Community Notice Board' be installed on Pitman Green</p> <p>Nov '17 – Controlled Parking Zone was launched on the estate highways In TRA meetings residents reported that they are not patrolled regularly or enforced.</p> <p>Feb '18 – Estate Parking scheme was launched by Lewisham Homes on Heston, Deloraine & Pitman forecourts. Visitor permits were not offered.</p> <p>Feb '18 – Electrical Rising Mains estimate sent to Deloraine residents, no significant difference in cost comparison with Heston even though fewer lights were installed, and no lights in garden</p> <p>May '18 – Councillors John Coughlin (Green) was replaced by Stephen Penfold (Labour)</p> <p>June '18 – removal of Security Gates from Heston and Deloraine completed.</p> <p>Ongoing:</p> <p>Caretaking – new C/T Keith may resolve the pressure that has been on Mohammed who has been working alone for most of the year (due to long term absence of colleague)</p> <p>Anti Social Behaviour (ASB) - LH Officers and Safer Neighbourhood Team Officers have attended meetings this year, clarifying the various kinds of ASB (eg throwing rubbish into someone's garden, noise, domestic conflicts, aggressive behaviours) and who to contact</p> <p>Also, Naomi (Vice Chair TRA) created an A4 poster 'Fix My Street' which is in Notice boards showing how & where to report various problems eg fly tipping, potholes, dog poop, vandalism</p> <p>Decent Homes Major Works – Leaseholders haven't received bills, work such as paintwork and widowpan continue to fail</p> <p>Secretary's Report:</p> <p>Meetings – committee agreed to reduce the no of meetings from 6 to 4 per year plus an AGM: 27/11/17 (agreed but not scheduled</p>	

ACTION POINT

	<p>by school. C/T stayed so meeting went ahead), 26/3/18 (postponed from 7/3/18), 21/5/18 (cancelled), 9/7/18 (AGM)</p> <p>Committee meetings – 16/8/17, 4/9/17, 15/11/17, 5/2/18, 11/6/18, also Feb '18 committee met with Lewisham Tenants Fund for a TRA 'Health check'</p> <p>Inspections – 9/17 with Caretakers Area Supervisor Andre, 30/1/18 re repairs and C/takin g, 31/1 with Simon Yorke re Rising Mains, 12/3 with C/T Supervisor Andrea</p> <p>Treasurer's Report - there's been a reduction in funds as Leaseholders (L/H) are not paying the £6.76 yearly cost of running a TRA, (tenants dues, 13p weekly are collected with rent)</p> <p>Scrutiny Panel – Naomi reported that she attended the Panel, topics chosen by panel inc:Decent Homes, Online Engagement, ASB. They interview Lewisham Homes staff and create an action plan for them to follow on these issues</p> <p>Resident Engagement Panel – Naomi (Vice Chair) and Colin (Treasurer) continue to represent Tanners Hill TRA at the Borough wide Panel meetings of TRA's</p> <p>Brockley Assembly – Barry (Chair) is on the co-ordinating group of the Brockley Assembly and attends their meetings</p> <p>Residents raised the following issues in response to Reports:</p> <p>Bike Racks - located at side of Pitman House - people are urinating on them, Bins are left next to them. Also generally, design means that leaves and rubbish collect inside racks. Caretakers are responsible for cleaning</p> <p>News Letter - TRA need to make printed copies available of the Survey for people who aren't online</p> <p>Green Services – agreed work is yet to be done</p> <p>ASB – Elaine confirmed that a new Anti-Social Behaviour Officer had started today, to replace Frank Olaniran</p> <p>Signage – still not installed eg Heston/Florence Terrace</p> <p>TRA Funds – Prince suggested that it may be more admin work than we would expect to add to L/H's Service Charge, which would mean a further admin charge for L/H's. Residents pointed out that it was raised at the Res Engagement Panel meeting as almo's/councils are taking it directly from L/H's in other Boroughs, L Homes are looking into it. A first step would be to investigate how they have made it work without incurring huge admin costs. Private Landlords are supposed to pay ie not the tenant.</p> <p>Chair – we'll remind L/H's at the start of every meeting, provide receipts and a cash box</p> <p>TRA/Committee Meetings – Walkabouts/estate inspections could be advertised in Notice boards so residents could attend</p>	
4. Election of new officers	<p>BS the roles and responsibilities of the offices of the committee are on TRA website. The committee stood down and Lew Homes Tenancy Officer Elaine Wright conducted the election of officers.</p> <p>Chair: Barry Still</p> <p>Vice Chair: Naomi Groves</p> <p>Treasurer: Colin Connell</p> <p>Secretary: Gillian Lewis</p> <p>Area Panel Reps: Naomi Groves/Nuala Walsh</p> <p>Block Reps: Gillian Lewis – Deloraine House Barry Still/Nuala Walsh – Heston House Colin Connell – Florence Terrace</p>	

	<p>Ted Trott – Omega St</p> <p>There were no residents present from Pitman House which is therefore now, unrepresented. Heald St and Tanners Hill need to be verified with Iris Davies and Shannon</p>	
<p>5. Universal Credit</p> <p>ACTION</p>	<p>Prince (Lew Homes Welfare Benefit Officer gave a brief talk and answered residents questions. He also provided 2 leaflets for residents to take away and give to neighbours:</p> <p><u>APA</u> - Universal Credit is paid to the tenant ie rent is no longer paid directly to the landlord but Tenants can request an 'Alternative Payment Arrangement' (APA) if they need to. People who opt for APA will also receive education on managing money as it's a responsibility</p> <p><u>Time Frame</u> - the first payment will be 6 weeks after you claim. From last Monday, (2nd July 2018) all new claims will start on UC. Pensioners and people on existing benefits won't have to transfer to UC, Pensioners are therefore not affected.</p> <p><u>Private Tenants</u> - have no protection unless it's in their contract</p> <p><u>Bank Accounts</u> – it's possible to open a basic account with a bank or credit union.</p> <p><u>Drop-Ins</u> – there are surgeries (9am-12, or by apt only Wed 10-12) where people can get advice. Also every library in the borough has internet access.</p> <p><u>RTI</u> – Real Time Information is where UC computers are linked to HMRC. BS – We'll link to TRA website</p>	
<p>6. AOB</p>	<p>Stephen T: now the security gates in Deloraine House have gone I have people trying my door handle more than once, in the night.</p> <p>He was advised to keep a diary.</p> <p><i>Meeting closed 8.30pm</i></p>	