

Columbia TRA

Committee Meeting Minutes - 13th May 2019

Present from the Committee:

1. Kevin McKenna (Chair) - Council
2. Penny Creed (Vice-Chair)
3. Ed Furey (Treasurer)
4. Pam Haluwa
5. John Cotter
6. Dave Sinclair
7. Rupsha Begum-Smith

Others present: Paul Gudge, Neighbourhood Team leader, THH, Samantha Paris, Sylvie Clark, June White, Danielle Bonarjee, Nadine Stares, Matt Zeunert

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1. Apologies for absence from: Jonathan Moberly, Jenny Dunn
 2. Minutes of the following previous committee meetings will be available on the TRA website shortly.
 3. Action points from last meeting:
 - a. Curtilage works:
 - i. New railings have gone up in Tomlinson Close. There are general tidy-ups going on.
 - ii. There was a question about the lights on Dunmore Point and others being replaced with brighter yellow bulbs. Apparently the plastic on the covers are starting to discolour which is why they are changing colour. The bulbs are white LEDs.
 - iii. Bins will be put into corrals
 - b. Recycling bins have been taken away by Pelter Odds - There is a boat in the way. Paul Gudge will look into that.
 - c. Waiting for deputy mayor to send information on complexity on housing policy.
 4. Our Housing officers and their responsibilities:
 - a. Some issues have been raised about which housing officers cover Columbia Road and which bits they cover. Plus what their responsibilities are. Paul Gudge invited to clarify:
 - i. A year ago, driven by cuts, THH had a neighbourhood review. THH changed the neighbourhood managers' patch sizes to even them out as there was a great difference in number of properties each officer covered. The number of patches changed from 27 officers to 22. As a part of that change there were some patch and officer changes. Kobir Chowdhury has kept his area plus Brick Lane (high end), Swanfield

Street and Chambord Street have been added. When asked, Paul confirmed that Datchett House is a question mark. he will confirm

- ii. A housing officer's core function is tenancy management and tenancy sustainment. That is ensuring someone is adhering to tenancy and offering support if they aren't by signposting to other services. Managing succession/assignments/reassignments of tenancies. Dealing with low-level ASB. Evidencing escalating ASB and passing to ASB Team if needs be.
 - iii. Because housing officers are the focal point of estate they will get involved in other areas such as rubbish collection
 - iv. Facilitated gas checks including access issues for those checks.
 - v. The best way to contact housing officer is through the contactus@thh.org.uk email address. 020 7364 5015 number. Send around. Residents encouraged to use generic email and phone so that issues are logged. They have to be responded to in 10 days.
 - vi. One resident, Dominique, mentioned that she had emailed Kobir in early April and he hadn't responded yet. About noise issues with tenants upstairs. The noise comes from one or more creaking doors that could coming be from one of several flats and noise coming through laminate flooring (that some leases outlaw). This has been ongoing for three years and has resulted in her losing tenants because of the noise. She has kept a diary and followed other advice but eventually had to go to the ombudsman. The Ombudsman has forwarded response to THH but so far the leaseholder has not had any response from THH. Paul offered to follow up with a door knock by Kobir following up with an official letter
 - vii. Pam pointed out that the issue is about enforcement. One of the points on leases and tenancies is about giving peace and respect to neighbours. Housing officers need to start enforcing rules and regulations and perhaps making examples of some people. Perhaps it will make people think.
 - viii. One resident asked for stats on noise complaints and how THH has reacted. Perhaps some case studies. Paul agreed to supply.
 - ix. It was suggested that making things explicit with notices does help.
 - x. CTRA has offered to co-design a poster with THH if they can print and distribute. Paul to look at funding options for this.
5. Discussion: What makes a good neighbour. Residents listed what they think makes a good neighbour:
- a. Residents divided into two groups to discuss what makes a good and bad neighbour. The results of the discussions were recorded below:

LACK OF
INFORMATION
IE - LAMINATED FLOOR

TESTY FURNITURE
(ATTACH ON
COTTON LISTS)

EVERYBODY
WANTS TO
BE A
PARTY
ANIMAL

PRE-WARN
NEIGHBOURS
ABOUT A
PARTY

TAKE SHOES
OFF
INSIDE

DONT RUN
MACHINE
MACHINES
AFTER 10PM

DONT MAKE
ROOMS
SMELLY
WED.

DRILLING &
OTHER NOISE
TIPS AT
NIGHT

NOISE
FROM
DIY

NOISE
FROM
DISCO
MUSIC

BE AWARE
OF NEIGHBOURS
WITH YOUNG
CHILDREN

COME IN FROM
BALCONIES
AFTER MIDNIGHT

DISPOSE OF
RUBBISH
CORRECTLY

BLACK WRITING ON YELLOW PAPER

A3
SUSPENDED FLYING, NOT JUST HANGING IT ^{ONCE}
HUNG INSIDE THE BUILDING <sup>CREATE A NIGHTLY
LITIGATION</sup>

- TIMINGS FOR NOISE CONTROL
E.G. NO HANDY WORK, DIY, TVS BLARING
after 9 PM.
(WARNING MACHINE, LOUD MUSIC,
DRAWING FURNITURE)
- A NOISE IN YOUR FLAT
WILL BE AMPLIFIED FOR
YOUR NEIGHBOURS
(TAKING YOUR SHOES OFF IS GOOD PRACTISE)
- RESPONSIBLE PET OWNERSHIP
FOR
- DISPOSE OF RUBBISH CORRECTLY
(E.G. LEAVING BAGS OUTSIDE THE BIN ROOM)
- ANTI-SOCIAL BEHAVIOUR BY CHILDREN
- LEASEHOLDERS WHO SUBLET MUST HAVE
A LIST OF RULES (AGREED) / DRAWN UP BY THE
LOCAL AUTHORITY
(ANNUAL CHECKS)

6. Community Gardening

- a. Dorset Estate Herb beds: The plan is to build herb beds outside Dorset Estate. Ed and Rupsha have been canvassing opinion in the area which has been largely positive - 90% positive v 10% negative having spoken to 30+ residents. Negative worries have been included worries about it not being looking after and it blocking access for use by dogs which are issues unlikely to come up. Ed mentioned that there was an issue about location, some women worried about the beds being close to the DCA male prayer space. After some discussion it was agreed to take the decision through the committee for formal agreement.
- b. Big renovation of Chambord street bed: Dan has now taken over the management of that bed which is looking really good.
- c. Community gardens in Tomlinson Close: Ongoing issues due to poor original design with no access to water. Following work with Rizia Ahmed, there is now access to water. THH still to do some renovations to the gardens. Plan is for to take on license which means TRA will manage bed allocation etc. There is a strong demand for community fruit and vegetable plots. The CTRA, along with THH needs to look at finding space for more beds. This will be looked at once Tomlinson Close is up and running.
- d. Area between GLH and JHH: One resident commented that there is a tarmacked space that is crying out for greenery. Kevin mentioned a pilot to bring in new planters
- e. Pam mentioned planters by Tomlinson Close are falling apart and require renovation. Paul Gudge to feedback

7. Major Works Update: Penny confirmed that the steering committee for the major works projects at Old Market Square, Pelter street, Baroness Road, Georgina Gardens and Hackney Road blocks is up and running. It is due to meet the THH project team on Thursday 16th May in the Dunmore Hut. Questions have been submitted to the team by the steering committee in advance of the meeting.

8. AOB

- a. Cart committee has new garage for storage in Old Market Square. Original garage will be used for cart. New garage will be for gardening. TRA is not being charged for the garage by THH.
- b. Kevin confirmed that the TRA is open to ideas for small events from residents. The community is now set up and has the capacity to run events with support from the cart and other equipment. Residents with ideas and who have time to deliver events with TRA support should contact the committee.
- c. Bin shoots on Tomlinson close: Pam confirmed that some get locked, some don't. On the odd side of the close residents have keys, but evens don't. Shoots on the even side get locked. At weekend people just pile rubbish outside bin. Pam asked Paul what is the situation with caretakers locking bin shoots? Another resident pointed out that there are also issues in Old Market Square

where the refuse bins have been moved but residents don't know to where to put rubbish now. Penny pointed out that this is also an issue at Datchett House and requested a block by block look at access to bin rooms to help resolve this problem.

- d. The Columbia Youth Project: Explained to residents that they are trying to encourage more girls to attend. They have a dedicated youth worker starting shortly. They also want to start boxing again for ages 11-16 only at this point. Football in the park linked in with St Hilda's for older young people will start soon utilizing the cages on Ravenscroft Park and Old Market Square. A mother's and daughter's project will be starting soon. There has been a range of ASB from the senior group this year including disrespect to the centre and damage to property. Among group there were young people dealing and/or using drugs and grooming younger kids. These young people have been referred to social services and banned from local area. It is because of this that the centre hasn't been open in the evenings in recent months. The team would like to reopen in the evening soon and is looking at ways to manage this age group going forward. CTRA have offered to put info about the youth centre services on their website.