

Kingstanding HLB Meeting

Covering Wards: Kingstanding, Perry Common and Stockland Green

Date: 8th January 2019. Time: 1.30 till 3.30 p.m.

Venue: The Hurstway Sheltered Scheme

Present

<u>Name:</u>	<u>Designation</u>
Lesley Beresford	Chairperson
Donna Forbes	Vice Chair
Jill Edwards	HLB member
Jacqui Daniel	HLB member
Amanda Spurrier	Tenant Participation Officer (BCC)
Maria Rawlins	Observer
Ian Underhill	Engie

1 Welcome & Apologies

1.1 The Chairperson welcomed attendees to the meeting and noted apologies. The Chair read out a health & safety statement, advising about fire alarms and exits and required code of conduct.

1.2 In attendance today as an observer was Maria Rawlins.

1.2 Apologies were received from:

<u>Name</u>	<u>Designation</u>
Police	
Shyeene Zaidi-Bere	Engie
Kath Hill	HLB member
Kevin Taylor	HLB member
Derek Lay	HLB member
Councillor Beauchamp	

2 Police, previous minutes, actions/progress/update

2.1 n/a

3 ENGIE, Previous minute's actions/progress/update

3.1 3.5 of November 19 minutes: Hunters Walk common room ceiling: There is still a slight leak and the plaster on the ceiling is still wet. Shy and Ian will know on the flat door, above and continue to try and contact the resident. They will send a letter. There no point painting it yet until the leak is fixed. The paint work is provisionally booked in for 10th December.

Update: This is finished. Jill said the woman in the flat upstairs came back on Friday, no more leak. She said the smell has lessened but still there so would leave it a couple of days; maybe the carpet has to be taken up. Ian had hired a dehumidifier for a couple of days and advised to keep the windows open. Ian went there this morning, it smelled fresh and smelled of paint.

- 3.2 3.6 of the November 19 minutes: Finsbury – repair booked in for 29th December.
Update: Complete.
- 3.3 3.7 of November 19 minutes: Gate and post – booked for 2nd December.
Update: Complete
- 3.4 3.8 of November 19 minutes: Kingsbridge house – 12th November booked in.
Update: Complete
- 3.5 3.13 of the November 19 minutes: Jill said one tenant has been complaining about the toilet, there is an issue with sewage smell somewhere on Hunters Walk site. She reported that workmen have been out about 5 times; they fix it and it then happens again.
Update: This took some time to rectify, with it believed that the toilet was blocked at first and scan was conducted of the pipes. A new plumber attended and identified the fault as the pan connector at the back of the toilet. He replaced this and the toilet has worked correctly ever since.
- 3.6 Lesley reported that contractors had changed the strip lights outside her block but had left all the debris on the floor.
Ian will take this up with the person who attended.
- 3.7 Lesley reported the front door again; there had been a fight at Christmas and the door was broken again. This was still not fixed and there had been no communication in respect of when the door will be fixed. Lesley pointed out that they are paying for security. The Caretaker told Lesley that he had reported it again.
Ian will check if there are any jobs raised for this and if not, he will do so.
- 3.8 Jill extended a big thank you to Engie, in respect of the porch light that had to be moved in order for her to have the stairlift fitted. A Neighbour told her the light was flashing. Engie came and repaired it the day after it was reported. Jill was so pleased and wants Ian to pass this on.
Ian will pass her thanks on.
- 3.9 Lesley said thank you as well because the pipe from her washing machine had blocked. Engie phoned her and sent someone out on Christmas eve so asked her appreciation to the plumber.
Ian will pass this on.
- 4 Guest Speaker
- 41 No guest speaker today.
- 5 Previous minutes, agreement & sign-off
- 5.1 The previous minutes were accepted as factually accurate.
- 5.2 It was noted that the dates for the 2020 HLB minutes that were circulated wrongly said 2010. It was also noted that the August 2020 meeting was

recorded as 6.30 till 8.30 p.m. this was incorrect and all meetings are booked for 1.30 p.m. till 3.30 p.m.

6 Previous minutes, matters arising

6.1 The previous HLB meeting in December 2019 was a shortened one as it was also the Christmas social. November 2019 HLB minutes were looked at.

6.1 3.14 of the November 2019 minutes: Lamps one and two on Hunters Walk - post 1 is flickering and post 2 has been out for ages. **Amanda reported this online during the meeting.**

6.4 6.1 of November 2019 minutes: Fence railing painting project – the Housing Manager said this is not an option if the paint keeps peeling off. Amanda will look into a project to get them rubbed down/paint stripped.

Update: Alex Warsama has asked the Works Contractor for a quote for Altro flooring in the Wyrley flats. This is from the Capital budget but as the quote hasn't been received, Amanda hasn't put a quote request in yet in case there needs to be any cross-funding.

6.5 8.10 of November 2019 minutes: Amanda to ask Colin Hanno about the pull cords and the cost; that some people aren't paying.

Update: Charles advised Amanda that this was discussed at the Sheltered HLB meeting. He advised that he is aware that some tenants are saying that they don't pay the charge and that nothing happens to them, but this is incorrect. If tenants don't pay for the Careline system will accrue a debt, which could go to court to seek an attachment of earnings or their benefits. Charles said to provide names and addresses. The hardwired carline will be updated in the future.

6.6 15.3 of November 2019 minutes: Kevin informed the Board that due to health reasons; he is stepping down as the HLB rep, effective, immediately. No other volunteers to be the CHLB rep; Amanda will inform the central team.

Update: Amanda has advised the Central Team. Colin said other HLB members could attend. The HLB members asked Amanda to inform Colin that they are not able to do this; maybe new members would like to be the CHLB rep in the future.

6.7 15.4 of November 2019 minutes: Jacqui asked what has happened to the security who took over from the concierge at the Wyrley flats? Amanda will try to find out.

Update: Amanda was told that this was still there. Three HLB members informed Amanda with an issue with the night security.

Action: Amanda to raise this with the appropriate managers.

6.8 15.5 of November 2019 minutes: Cllr Beauchamp asked about a tenant who wanted to put up a shed in the communal grounds of their bungalow. Amanda will ask if this is allowed.

Update: Amanda has spoken to the Housing Manager and was informed that she would not approve this. The tenant in question is aware of this.

7 District Update

7.1 No update

8 Feedback from City HLB

8.1 City Housing Liaison Board Thursday 28th November 2019 – Grounds Maintenance update by Joe Hayden:

8.2 *During September we came to PMG and confirmed the Grounds Maintenance operations are now inhouse. All gardeners have been transferred and are now BCC employees, this has been a challenge for the team. In July we had delivery of the full total of ride on mowers, which were received in order to mow the whole of the city. Our teams cover Housing, Bereavement, Schools, Parks and Social Services. Our staff are the largest insource of grounds maintenance in the UK.*

8.3 *Our clients are from Bereavement, Housing, Schools, Social Services and Parks, the summer cutting programme will start in March 2020. PMG said we had achieved significate improvements. The amenity mowing are 10 cuts per year which was finished in September. The mowing of sheltered accommodation and housing finished at the end of October.*

8.4 *The housing amenity covers areas such as parks, verges and housing amenity. Sheltered housing schemes receive 21 cuts per year. Staff are now working on hedge cutting, housing schools, parks, roads for highways, this will be the normal programme of work for staff until the end of February. In 2020 work will start in March, when the grass starts growing. Our plan for 2020, we aim to enter the city into the Heart of England competition. We also aim to win and be able to enter the national competition in 2021.*

8.5 *They inspect trees in the city every 5 years on parks, housing and schools. In order to identity trees that are dangerous or may cause damage, we will remove the tree. If it is on a housing scheme, school or bereavement this is carried out on the work on the programme.*

9 HLB Spend / Budgets

9.1 Budgets were looked at; There is still a considerable HLB budget to be spent on Kingstanding and Perry Common. The remaining budget for Stockland Green may need to be cross funded with Capital for the Altro flooring on the Wyrley Birch flats.

10 HLB Projects

10.1 No quote has been received for the lighting on Rushden Croft. Amanda has chased up the Works Contractor.

10.2 Amanda has had a request for GPRS fobs to be put on the system so they can be loaded directly at the College Road office, rather than estate staff having to travel across the city to upload them.

11 TPO Update / Kite-mark

11.1 TPO update as in these minutes

12 Walkabout – details and feedback

- 12.1 Walkabout took place on 11th December 2019. The Walkabout paperwork was circulated to the meeting.
- 12.2 **PLEASE NOTE, THE WALKABOUT DATE SUGGESTED AT THE HLB MEETING WAS INCORRECT. THE WALKABOUT IS BOOKED ON 22ND JANUARY 2020. We will meet outside 4 RUSHDEN CROFT, BIRMINGHAM, B44 9TF at 10.30 a.m.**

- 13 Tenancy Management Update
- 13.1 n/a

- 14 Resident involvement
- 14.1 See 11, TPO update.

- 15 Any other business
- 15.1 Reminder for any HLB member who cannot attend to send their apologies. The rules are that, if there is no contact for three months, the HLB membership will be reviewed.

- 15.2 Pete the gardener won a lottery grant to tackle loneliness – community barbecue.

- 16 Next HLB Meeting
- 16.1 5th February, 1.30 till 3.30 p.m. at Hunters Walk common room

Booking Transport Process

To book a taxi you will need to call

Amanda or Emma on their mobile numbers:

Amanda: 07766922095 or Emma: 07860904644

Important

We will need a clear 48 hours' notice if possible.

If we are unable to answer, please leave a clear voice message detailing:

- Name
- Full address with post code of the pick-up address
- Time you would like the taxi to pick you up
- Full address with post code of the venue you are going to
- Time of return taxi
- Contact number for the taxi company to call you

Taxi company is Galaxy Cars - 0121 350 1000

Birmingham City Council North Account

If there are any issues out of office hours with the Taxi not arriving, please call Galaxy directly.

Thank you

Amanda and Emma