

## Kingstanding HLB Meeting

Covering Wards: Kingstanding, Perry Common and Stockland Green

Date: 7<sup>th</sup> November 2019. Time: 1.30 till 3.30 p.m.

Venue: Hunters Walk Sheltered Scheme

Present

<u>Name:</u>	<u>Designation</u>
Lesley Beresford	Chairperson
Donna Forbes	Vice Chair
Jacqui Daniel	HLB member
Kevin Taylor	HLB member
Ian Underhill	Engie
Shyeene Zaidi-Bere	Engie
Jill Edwards	HLB member
Maria Rawlins	Observer
Amanda Spurrier	Tenant Participation Offer, BCC
Cllr Bob Beauchamp	Councillor
Kath Lee	HLB member

### **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. In attendance today as an observer was Maria Rawlins.
- 1.2 Apologies were received from:

<u>Name</u>	<u>Designation</u>
Derek Lay	HLB member
Police	

### **2 Police, previous minutes, actions/progress/update**

- 2.1 n/a

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

- 3.1 Things are quiet at the moment; no major issues.
- 3.2 Safety/Security. When tenants report repairs, the contact centre can offer a password facility for extra safety. Shy advised always to ask for ID.
- 3.3 Engie sponsored Birmingham in Bloom that took place yesterday (6<sup>th</sup> November) and Engie won Service Excellence awards for Repairs, Capital and Gas work. All HLB members congratulated Shy and Ian and agreed these awards were very well deserved. Well done! The extensive community work and charity work that Engie do was explained to Maria and it was noted that we are very lucky to have them in North Birmingham.
- 3.4 Shy explained what Birmingham in Bloom is to Maria
- 3.5 Updates from last month:

- 3.5 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 10<sup>th</sup> December.
- 3.6 Finsbury grove – repair booked in for 29<sup>th</sup> December.
- 3.7 Gate and post – booked for 2<sup>nd</sup> December.
- 3.8 Kingsbridge house – 12<sup>th</sup> November booked in.
- 3.9 Electrics at Kingsbridge House, this was rectified in October. Lesley said the tenant said thank you.
- 3.10 No access Kingsbridge House property – resolved now. Jacquie thanked Shy ad Ian for this.
- 3.11 Carded property at Hunters Walk. This job was to renew the mechanisms in the door, not a forced entry.
- 3.12 12 deeds of Christmas: Engie as the contractors support with gifts and hampers for a vulnerable person or family, this is for council tenants and leaseholders. Last year they had 20 hampers, some family sized and some smaller for sheltered housing. Shy asked the board to let her know if they had the details of people who thought would benefit from one of these hampers.
- 3.13 Jill said one tenant has been complaining about the toilet, there is an issue with sewage smell somewhere on Hunters Walk site. Workmen have been out about 5 times; they fix it and it then happens again. **Engie will look into this.**
- 3.14 Jill raised an issue about lamp posts on the site, it turns off and on all night. Lesley gave Jill the Amey’s contact details.
- 3.15 Jacqui raised the issue of the puddle of water by the bin room at Kingsbridge House. She said there is another one that is dangerous. Shy advised if it’s dangerous, Jacqui must report it to the call centre as an emergency repair.

#### **4 Guest Speaker**

- 4.1 No guest speaker at today’s meeting. Cllr Beauchamp and the board discussed the Perry Barr flyover planned demolition.

#### **5 Previous minutes, agreement & sign-off**

- 5.1 The previous minutes were dated September 2019. This was incorrect and they should have been dated 9<sup>th</sup> October. With this amendment made, the previous minutes were accepted as factually accurate.

#### **6 Previous minutes, matters arising**

- 6.1 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.**

#### **7 District Update**

- 7.1 No update

#### **8 Feedback from City HLB**

- 8.1 Kevin gave his apologies to the City-board meeting this month, Amanda provided an update from the draft CHLB minutes.

- 8.2 Fire Safety - The message was given that it is imperative tenants understand their tenant handbook.
- 8.3 All BCC properties must have yearly gas safety checks
- 8.4 With recent decreases in council housing, it is now the smallest sector of housing, at 6% of all housing in the UK.
- 8.5 BMHT programme and Perry Barr development - they look to re-purpose old unattached land where possible and are looking at all assets. The average house costs £130,000, and MBHT funds the cost of building council housing by including houses for market rent and/or sale as part of each development.
- 8.6 For every home built, the developer gives £500 to go to the Building Birmingham Scholarship, which helps train young people in Birmingham to build houses.
- 8.7 Athletes Village - Phase 1 development will have an estimate of 1177 properties, subject to design. This will be shared accommodation for the Commonwealth Games Athletes, and then turned into housing after the event. 22% will be affordable homes on this development and there will also be an extra care scheme.
- 8.8 Phase 2 - the land for this development is bigger but will be a lower density with more houses than flats. Estimated 500 houses, 35% affordable.
- 8.9 Amanda circulated the City Board newsletter.
- 8.10 **Amanda to ask Colin Hanno about the pull cords and the cost; that some people aren't paying.**

## **9 HLB Spend / Budgets**

- 9.1 October 2019 budgets were circulated to the Board.

## **10 HLB Projects**

- 10.1 Kevin raised an issue on Churchacre last time; that cars driving were driving over a resident's path. Amanda has looked into and this is not a council property so the owner would need to put their own fence up. Even if we put a bollard in, there is still access to the park.
- 10.2 Grit bin for Wyrley House – Jo Cutler confirmed 'The grit will be kept at the back of the scheme, & we will be getting the grit. Charles asks every year how many bags do we need, & Charles orders them & he gets them delivered to our schemes'. **This project was voted on and agreed.**
- 10.3 Amanda has chased up with the Contract Works Officer for the quote for Finsbury planters.
- 10.4 Hunters walk digi lock. **This project was voted on and approved.**
- 10.5 Hunters Walk flat number signs – Amanda is due to meet Iain Aitkin to look at this when she returns from leave.
- 10.6 Grit bin for Finsbury – Kevin and Mark Broadfield confirmed the grit bin would be stored at the back of the common room and the resident group will replenish it. **This project was voted on and approved.**
- 10.4 Scafell Drive fence – **This project was voted on and approved.**

## **11 TPO Update / Kite-mark**

- 11.1 Talk Monday, November 19<sup>th</sup> November, Perry Tree Centre. They are bringing pension and debt advisors, universal credit, finance advice. All are encouraged to attend.

**12 Walkabout – details and feedback**

- 12.1 Hunters Walk – Amanda leafleted all flats in respect of cutting down the communal area trees and plants. The Walkabout paperwork was circulated.
- 12.2 Next week’s Walkabout is postponed until Amanda comes back from A/L.

**13 Tenancy Management Update**

- 13.1 n/a

**14 Resident involvement**

- 14.1 See 11, TPO update.

**15 Any other business**

- 15.1 Christmas social will be at the Parson & Clark, 1.00 p.m. for 12 people. Taxis will be ordered for 12.30 p.m.
- 15.2 Amanda has her work phone back so can take calls.
- 15.2 All agreed to hold the January HLB on 8<sup>th</sup> January. **Jill will book the room.**
- 15.3 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.**
- 15.4 Jacqui asked what has happened to the security who took over from the concierge at the Wyrley flats? **Amanda will try to find out.**
- 15.5 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.**

**16 Next HLB Meeting**

**Christmas Social**

Date	4 <sup>th</sup> December
Time	1.00 p.m.
Venue	Parson & Clark

## 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