

North West Local Housing Forum

Date: Wednesday 5th June 2024

Time: 6:30 – 8:00pm

Duration: 1 1/2

Venue/ The Dixon Hotel, 211, Tooley Street, SE1 2JX

Chair: Ina Negoita

Present: Ina Negoita – Resident – Chair

Keri German – Resident (KG)

Cllr Laura Johnson (Cllr LJ)

Bola Obe – Team Leader – Homeownership (BO)

Leon Williams – Area Cleaning Manager Communal Cleaning (LW)

Adam Dannatt – Assistant Director Housing Repairs (AD)

Gabriella Usuanlele – Area Manager North (GU)

Nat Stevens – Resident Involvement Manager (NS)

Maxine Igbinedion – Resident Involvement Team Leader (MI)

Maurizio D’Antona – Grants Officer (MD)

Rubeena Amanullah – THIO (RA)

Apologies: None noted.

Note Taker: Rubeena Amanullah

Minutes:

Item	Descriptions	Action
1.0	IN: opened the meeting and inquired Nat Stevens about number residents and staff present at the meeting	
1.2	IN: asked if she can change the agenda item	
1.2.1	NS: responded by saying no, and the reason for that is that IN as the chair for this forum suggested the agenda items, therefore NS will not change the agenda and asked IN to please proceed with the meeting	

<p>2.0</p> <p>2.1</p> <p>2.2</p>	<p>MD: Presented the Status of Initiatives report on getting involved grant and resident's participation fund for the duration of 5 years.</p> <p>MD: During Covid 19, the threshold for GIG was £5,000 for Tenants and Residents Association and I wrote to TRAs, TMOs and Sheltered Housing Units (SHUs) advising them of the GIG expression of interest funding, and information regarding the grant funding was published on our website. We also relaxed rules during Covid for allocation of grants</p> <p>RA: Explained during Covid 19 restrictions, TRA's committees was unable to hold AGMs' in person therefore, in order to enable TRAs to carry out activities, such as food parcels rules were relaxed during that period.</p>	<p>All to note</p>
<p>2.3</p>	<p>IN: expressed her sincere thanks to MD; for the detailed outlined report and the format it was presented in</p>	<p>All to note</p>
<p>2.3.1</p>	<p>MD: thanked the chair</p>	
<p>3.0</p>	<p>IN: inquired what forms of controls to be put in place for GIG?</p>	
<p>3.1</p>	<p>NS: stated the premises of your question is wrong, because the GIG funding application clearly states and asks for the Name of the TRA, the address of the TRA, information about the committee members; chair, treasurer, we check their bank details. We also ask groups if they are a registered charity, a Community Interest Company (CIC) and if they are an incorporated company. When we raise PO, colleagues use our SAP system with Bank details and TRA reference no. Please note GIG is not just for TRA's GIG is open to constituted and un-constituted groups as well as incorporated and unincorporated group</p>	
<p>3.2</p> <p>3.3</p>	<p>Who is eligible to apply? Sheltered Housing Units (SHUs) Tenants & Residents Associations (TRAs) Tenant Management Organisations (TMOs) Constituted local groups that can evidence that the application has been developed by and for people living in Council homes. Where the Council homes concerned are served by a functioning TRA (as recognised by the Council) we would expect (unless there are exceptional circumstances) the TRA concerned to either bid for the project funding itself or support a bid for funding by another constituted local group. This support can be evidenced by a letter from the TRA expressing its support for the grant bid.</p> <p>IN: Queried regarding annual figure of funding of GIG and RPF is between, £13,000 to £15:000</p>	

3.3.1	MD: advised GIG threshold is £5K each financial year and Resident Participation Grant minimum is £1,300 minimum, for example £5.50 per property x 100 properties = £550.00. Depending on number of properties each estate.	
3.3.2	IN: requested MD; to go back five years and check for any TRA, who was awarded £7,000 or above funding, TRAs who are registered charity or incorporated or other	Maurizio D'Antona
4.0	Fly-tipping:	
4.1	RA: informed meeting that Michael Greenhalf advised that he attended previous meeting, however neither of these agenda items are in his remit. Decisions on enforcement within estates are for Housing Management.	
4.2	IN: informed meeting that she attended Council Assembly meeting and even at this meeting they were discussing fly-tipping enforcement issues	
4.3	KG: stated that Bulky waste is costing residents £35 for 10 items, council needs to review its policy. She suggested pop-up area on the estate, maybe collections for elderly residents who are unable to take items down due to vulnerability. Can you advice when and what did Southwark council consulted residents about this.	Michael McNicholas
4.4	GU: queried with KG; if you tried bench mark any other boroughs	
4.5	IN: Things thrown away are items such as Mattresses.	
4.6	(LJ) advised there are recycling centre when residents are able dispose of such items. Perhaps where there are TRA on an estate they can share items. She also advice that she will take issues back to discuss with colleagues.	
4.7	KG: Southwark need to be more flexible with Bulk and fly-tipping, informed meeting where leaseholders are renting their properties to students, there is a high turnover of students moving in or out and then there is lot of rubbish left behind. KG: Suggested bulk items should reduce from £35 to perhaps 3 items for £7.00.	
5.0	Estate and communal cleaning: By Leon Williams:	

5.1	KG: informed meeting that cleaning on her estate (Rockingham) is very good.	
5.2	IN: informed meeting that Devon Mansion is infested with Pigeons and Rats, there are issues in gaining access. In 2019 issues started and it was reported 16 times. Why are leaseholders paying for services, which is not being cleaned? There is so much faeces there, 520 families are residing there	
5.3	There was a discussion around community housing services and TMI team monitoring TMO.	
5.6	LW: Advised that they will be jet washing the area.	
5.7	IN: queried with Leon who is above you, Charlie Wells and Joel Carre is responsible to cleaning ground maintainers.	
5.8	Area Cleaning Manager to arrange ladder or health and safety training for the cleaners so they are able to properly clean the basement areas at FCHS.	Leon Williams
6.0	Adam Dannatt: gave a brief update regarding services in repairs section, to create a link between Major work and repairs.	
6.1	IN: welcomed this suggestion of creating link between repairs and major works teams to help reduce costs.	
6.1.1	AD: advised that he will provide an update at the next forum.	Adam Dannatt