Minutes of Management Committee - Wednesday 20th April 2016

Present

Henry Hall, Neil Davies, Eunice Nunes dos Santos, Kathleen Hirrell , Elizabeth Arimoro, Rosangela Borromeo, Juan Blacio,
Councillor Alison Kelly

Apologies

Sue Board

In attendance

Chris Nsiah, Kim Thompson (LBC), Deborah Byrne (LBC), Ian Beever, Bec Yusuf, Peter Simonson (Minutes)

Item	Report	Action
Correspondence	None	
	Minutes from: 16th March 2016 Reported as accurate **Matters Arising:**	
	Estate Waste and Recycling Debbie Byrne, Camden's Recycling Officer, reported on the new recycling programme for estates**.** The new contract for waste management in the borough has been cut and residents have been asked to look at how much of their waste can be recycled. Up to 70% of household waste should be recycled and provided leaflets on the do's/don'ts which will be distributed to residents. There has been confusion about what can be recycled and particularly about contamination and	

	rinsing of bottles/cans. This is not an issue with the recycling technology used by Camden. A problem does occur when all rubbish is put down chutes on the estate. There should be a change of use chutes should be designated for recycling rather than general waste. Juan mentioned that the maintenance & cleaning of recycling bins was irregular. Debbie explained that the caretaker should be coordinating this with the contractor. If there is a problem Mark Hunt, the Senior Area Monitoring Officer, should be notified. Bins should be cleaned once a year, at other times it is often as a response to complaints. Michael Walton, Environmental Operations Manager at Camden, should be contacted if any bins need cleaning outside of the yearly cycle. Alison mentioned that food bins should be cleaned once a month. Neil invited Debbie to talk to residents about recycling. Henry said that time should be given for residents to take in the information on the new process. Debbie will contact Mark Hunt and arrange for him to talk to Chris about new locations for recycling bins. Alison: Bins need to be where people are leaving and entering the estate and that people need to be incentivized to recycle. There may be a cost saving in this and the funds saved could be transferred back to the TMO for activities. Debbie said that incentives were being looked at and residents may receive vouchers. Chris said that the amount of bins used should be reduced and bins removed. Kim highlighted that Maiden Lane TMO had cut their refuse by half and made a saving. As there is a charge for use of bins this could be reduced, bins removed and savings made. There was an outstanding question of who	Chris

	is responsible for the change of use of rubbish chutes.	
	Global Street Art: Chris is in contact with the artist and awaiting LBC's permission to paint on two walls. 6 walls have been completed. He will ask the TMO surveyor to get permission. Kim asked Chris to pass on correspondence and Alison requested to be copied in. **Letterboxes to be replaced by Camden**: There was discussion about the poor condition of letterboxes on the estate. Chris stated that the spring clean had yet to start. Alison said that the spring clean did not include all properties on the estate. Chris also mentioned that front doors and street furniture, which are the responsibility of LBC, need work. He'll pass details to Alison. Henry said that the problem with the letter boxes was due to their flimsy construction. Alison response was that a programme of work needs to be instituted to change the inner plastic strips with metal ones. She further stated that she had talked to residents who felt that little would get done. Chris didn't recognise this and Henry said it was a perception from a short visit. Kim suggested checking the letterboxes on all doors and contacting residents to say that CFHG welcomes any complaints and to report issues when they occur.	Chris Chris Chris

	Minute-Taking: Eunice requested that management committee find a suitable training programme for her. Henry agreed and Chris will look at what online training is available. Training on *"Guidance on the Bribery Act"* to be discussed at the next meeting. **Sports Activities:** There is money available from Tesco's for sports activities. A bid needs to be written. Eunice, Juan and Neil will discuss with Chris on April 27th @ 16:15 **Business Plan:** Ian Beever and Bec Yusuf presented ideas for the 2016/17 CFHG Business Plan. The current business plan is about to expire. Ian will be producing online and paper questionnaires to ask residents what they want CFHG to do over 2016/7. Ian will send a template of the questionnaire to Chris. This should include questions about recycling apropos Debbie's presentation. There should be an event to celebrate the 21st anniversary of CFHG. Neil said a focus should be on a pedestrianisation of the estate with space for arts, sports and for the community to come together and talk. Suggested a survey to endorse this. He also wanted to look at having a coaching/training award. Ian proposed that the plan should entail work on the public realm. Kim said that CFHG needs to get demographic details of the residents. Chris stated that 60 flats are Leaseholders. Eunice suggested space dedicated for allotments or gardens. Rosangela mentioned gardening clubs. Kim said there should be a presentation on green energy. Ian asked if there would be further savings made by LB Camden. Kim iterated that there would be a reduction of money available over the next 5 years. Henry asked whether CFHG could get revenues elsewhere to which Kim responded saying that the TMO could take over the management of leasehold properties and/or neighbouring estates	Eunice Neil Juan Chris

	and that central government wanted to enable this. Abbey TMO is looking into this option. Camden is supporting TMO's and Clarence Way Estate will become a TMO in September this year. Returning to the community event Bec suggested that an organising group should be formed among residents. Henry asked if the event could not be overloaded with activities and it should be a day where residents come together to eat and drink. Kim suggested that someone from the Dog Hub should be invited and Henry said that organisations outside of CFHG should be invited. Ian suggested that the Global Street Art project should be launched at the event, combining this with CFHG's 21st anniversary. Henry said that food should match resident's cultural background while Bec had the notion of zones, a health zone, food, art etc. Bec will arrange a time to meet the steering group. He also asked what would be a good turnout, Chris suggested 60. Henry added that he would expect people to come from outside the estate. It was suggested that the event take place in late July/early August. Committee should digest the business plan and get back to Ian and Bec.	Ian Bec Committee
Office Report: Voids ASB (2 cases) Complaints/ members enquiries Repairs Court Case:	No voids. ASB 33: Case registered 29/10/15. Ongoing. Chris will discuss outside the meeting with Alison. None None reported	Chris Alison

Premier v CFHG Ltd	CFHG are now representing themselves in the case. There is still a lack of movement from Premier. They are also not represented and are not updating the court. Kim asked why they are not being chased. Chris and Henry stated that is was not in CFHG's interest to chase Premier as the ball is firmly in Premier's court. Kim suggested that papers concerning the case are passed to all committee members.	Chris Committee
Budget	Budget: The budget was presented to the committee. £185,000 is held in reserve. Alison questioned why this figure was so high. Henry stated that it was prudent housekeeping and is mindful of potential costs. Chris said that this would be used for upcoming estate improvements such as soundproofing and speed bumps. Elizabeth mentioned that doors need repainting. Henry added that the reserves may have to be dipped into if grants fall through. Alison asked for a list of expected costs for the next meeting and also to distribute these to residents so that CFHG financial activities are transparent. Chris said that CFHG are due a visit from their new auditors.	Chris

Estate Improvements	**Speed Bumps:** These will be installed imminently **Illegal Parking in the estate**: Alison has requested money from the Community Infrastructure Levy to fund gates. Kim mentioned that CTHG will have to employ a contractor to serve tickets and enforce parking regulations. There are a number of companies offering this service. Chris will investigate. **Bicycle Racks:** Some bicycle racks are now in place. **Railings:** These are being repainted in Camden green apart from the children's area which will be multi-coloured **Barbecue Pit:** Neil talked about installing a brick barbecue pit. Kim brought up problem of health and safety and whether CFHG's public liability insurance would cover its use. Neil will look into this.	Chris Committee Chris Neil
AOB	**Savills, Leverton & Sons**: Savills to be contacted about gifting redundant part of the site on Ferdinand Street to CFHG. Henry to approach Levertons for funding from any Corporate Social Responsibility funds the company has.	Chris Henry Committee

Outstanding issues:	• **Underwriting of the pension scheme**. Kim had a meeting with Mary McGowan Assistant Director of Camden Housing and another is scheduled in May. Henry mentioned that this is taking a long time to be resolved. Kim stated that if CFHG went bust that the pension would be underwritten by Camden. She will report back from the next meeting with Mary.	Kim

Signed: _____
Eunice Nunes dos Santos - Secretary

Signed: _____
Henry Hall - Chair of the Committee