



High Rise Action Group



Annual General Meeting, 7pm Thursday, 4 September 2014 Friendship Club, Essex Place

Present:

S. Bartlett (SB), Carl Boardman (CB), Clare Bononno (CB) Dave Croydon (DC), Ann Ewings (AE), Alan Hale (AH), Linda King (LK), Rita King (RK), John Lanceley (JL), R Magee (RM), Lawrence McAllister (LA) Mike McRory-Wilson (MM-W), John Melson (JM), Margaret Nash (MN), Valarie Paynter (VP), Pauline Pike (PP), Glynis Shipley (GS), Bernie Sullivan (BS), Andy Tuck (Chair) (AT), Jason Williams (JW),

Officers:

Sharon Terry (Resident Involvement Officer), Hannah Barker (Resident Involvement Officer), Rosie Wakley (Mechanical & Electrical Manager) and James Deamer (Lift Consultant).

Apologies: Adebisi Adebayo, Ted Chapman, Antony Gunn, James Hamilton, Ian Rigby, Maria Rigby & Tony Worsfold.

Rita King

1. Welcome and introductions

1.1 AT - welcomed those present and opened the meeting.

2 Minutes from 2013 AGM & Matters Arising.

2.1 Page 2 Action Point 1. VP –the wording of the first action point is incorrect. It reads 'investigate whether the four lifts at Conway Court have CCTV cabling' but, should say 'is there room behind the four lifts at Conway Court to take the trunking needed to house CCTV cabling.'

She then asked if the investigation had taken place.

RW –no, not yet

Action: James Deamer will contact VP to arrange a time and date for a site visit.

- 2.2 AE – proposed the minutes of the 2013 HRAG AGM be agreed. JM –seconded the proposal.

A vote was taken and the minutes were agreed.

3 Chair's Report - Andrew Tuck

- 3.1 AT – it has been a difficult year for HRAG. With changes to the Area Panels coming into force from September and the loss of HMCSC being responsible. The loss of HMCSC in particular has removed one of our main routes by which we could voice our concerns on issues effecting residents living in high rise properties. It was also a valuable means by which we could speak to councillors. He then gave an overview of the work the committee had been doing during the past twelve months.

- 3.2 AT – then mentioned HRAG have been working closely with the council's ASB team on providing better security, ASB issues and how best to deal with the problem of rough sleepers. The work is ongoing.

- 3.3 AT – other issues HRAG have been working on include communal aerial service charges, re-wiring homes and the maintenance of communal ways, balconies and windows.

- 3.4 AT – there are a number of other issues outstanding. The outgoing committee will be passing these onto the incoming committee for them to pursue.

- 3.5 MM-W – asked what tenants could expect post re-wiring of their property.

AT – a Mears visit probably from James Pauley.

- 3.6 RK – what are the council intending to do about trade buttons in blocks where residents want the timings changed.

RW – we have spoken to Housing Customer Services. The policy on trade buttons is that when a request is received asking to change the timing all residents living in the block will be consulted and the decision will be based on the wishes of the majority.

- 3.7 VP – how are costings for communal aerals affected if the equipment is stolen as was the case at Clarendon House.

JM –the council's insurance doesn't cover items under the value of £10000 so it is the resident's responsibility.

- 3.8 AH – raised a point of order and asked that the meeting kept to the agenda.

- 3.9 For a full version of the chairs report please see appendix 1.

4 Treasurer's Report - Linda King

4.1 LK – said that as the AGM was being held at the beginning of September this year. She has been advised by the Resource Centre who are holding the books at present that HRAG year is not complete until the end of September so the books would not be closed for this AGM. When the Resource Centre returns the books they will be handed over to the new treasurer.

4.2 LK – at the time of the AGM in 2013 the HRAG account held £195.93. At present there is £159.95 in the account. The £35.98 spent for 2013-14 was for stationary costs. A photo copy of the books and bank statement is available on request for anyone wishing to see them.

JM – proposed and VP seconded the proposal that the treasurer's report be accepted.

A vote was taken and the treasurer's report was agreed.

5 Lift Programme - Rosie Wakley

5.1 RW – circulated copies of a hand out of the proposed lift replacement programme for 2015-16 and gave an overview of where the council is with the programme at present. Giving details of current works and those for the rest of the financial year 2014-15 and for the financial year 2015-16.

5.2 RW – to date 29 of the 92 lifts identified as being in need of replacement have been replaced. This is a milestone as we are now almost a third of the way to completing the replacement programme.

5.3 RW –we are currently replacing lifts at:

- Leach Court - 4 lifts in blocks 2 and 3
- Hereford Court – 2 lifts
- Nettleton Court – 2 lifts
- Dudeney Lodge – 2 lifts
- St. James House – 2 lifts
- Wiltshire House – 2 lifts

As an addition to this year's programme work is due to start on replacing the lifts at Highcroft Lodge and Philip Court after Christmas.

5.4 RW – due to the success to date of the programme which started in 2012 and was scheduled to take ten years to complete it has been truncated into a 7 year programme. This means the programme for the financial year 2015 –16 differs from that first published and now will be:

- Bristol Estate –(7 Flower Blocks)

- North Whitehawk – (Kestrel Court - 2 lifts, Kingfisher Court - 2 lifts and Swallow Court - 2 lifts)

- 5.5 RW – criteria used to decide the order the lifts are replaced include age of equipment combined with the number of breakdowns reported within a given time. The 2015-16 programme is dependent on budget approval and leaseholder consultation being passed unchallenged. If additional funding for financial year 2015-16 is provided the remaining 4 lifts in North Whitehawk (Heron Court & Falcon Court) will be added to that year's programme. The budget decision and updated programme once agreed will be available to view on the council's website. The programme is reviewed annually and may be subject to alteration.
- 5.6 RW – since Liftech started to replace lifts in 2012 the old lifts have been working better. This is because we now have spares from the lifts being replaced.
- 5.7 RW – we have been asked to look into ways of further reducing the time span of the programme and it is hoped to make it a 5 year programme which will then end late 2017 or early 2018. If this is to happen the yearly budget will need to be increased and the schedule of works revised. The proposal needs Housing Committee approval to be adopted.
- 5.8 VP –has a date been set for Housing Committee consent?
RW – no, not yet.
- 5.9 VP – are Brighton and Hove lifts the same?
JD – there are similarities but, not in all cases.
- 5.10 RW – we are harvesting parts where possible.
VP – where are the parts being stored?
JD – some in the lift room at Hereford Court and other lift rooms across the city. Liftech have a warehouse in Dartford but, it means a half day delay in getting parts.
- 5.11 RK – asked it be minuted that RW and JD be thanked for their work in getting the lifts replaced at Nettleton Court and Dudeney Lodge.

6 Elections

- 6.1 JM – thanked AT and LK for their work on behalf of HRAG during the last year.
- 6.2 The chair and committee stood down and handed the meeting over to ST (Resident Involvement Officer) to conduct the elections.
- 6.3 ST – explained the process to those present and then asked for nominations to the following posts:
- Chairman – there were none offered.
 - Secretary – there were none put forward

- Treasurer – Mike McRory-Wilson put himself forward and was seconded by Jason Williams

No further nominations were offered so a vote was taken and MM-W was elected treasurer.

- 6.4 ST – then asked for nominations for committee members saying that seven committee members were needed.

Nomination for committee:

- Ann Ewings put herself forward and was seconded by Jason Williams
- Jason Williams put himself forward and was seconded by Ann Ewings

No further nominations were received so votes were taken and AE and JW were elected to the HRAG committee.

- 6.5 ST – HRAG needed to elect a representative to a new task and finish group being set up to look at ways to strengthen the Area Panels. She then asked for nominations for a representative to represent HRAG on the new task and finish group.

- 6.6 JM – said as there had not been enough people elected to form a committee then no further elections could be held at this time.

- 6.7 At this point MM-W asked that a city wide meeting be called to elect the HRAG committee.

- 6.8 VP – believed there had been confusion over the meeting and that there needed to be a letter sent to all high rise residents explaining the role of HRAG and to invite them to the next meeting. A HRAG newsletter would also be of benefit.

BS – agreed and felt people didn't know what is involved in running HRAG.

- 6.9 JM – proposed the AGM be adjourned and reconvened in six weeks.

VP – seconded the proposal.

A vote was taken and the majority voted in favour of agreeing the proposal.

- 6.10 JM – at the next meeting we need to decide if there is a need for HRAG to continue.

- 6.11 HB – said HRAG is guided by its own Terms of Reference and that it didn't need to elect a chair and secretary to continue; it is a resident led group.

JM – asked HB if she had read the Recognition Policy and felt that if she hadn't she should before making any further suggestions.

- 6.12 VP – HRAG meetings used to be held at different venues maybe always holding them at Essex Place has affected attendances?

LK – attendances at Essex Place are higher than at other venues.

6.13 AT – it has been difficult chairing HRAG. I have felt alone as there is little support for HRAG from residents.

VP – the changes are responsible for a split between tenants and the council.

6.14 AH – asked that at the next meeting the roles of HRAG officers be explained to those who attend.

6.15 VP – the previous chairman set up a HRAG website but, it can't be edited as the password has been lost.

AT – the website still exists and can be edited as the password has been re-set. I was shut out of Facebook and didn't receive much of a handover from the previous chairman. However, the information is now stored on a memory stick and can be handed over to the new committee.

6.16 MM-W – we need to get as much assistance as possible from the council before the next meeting to ensure it is a success. The meeting needs to be before the last week in October as the clocks go back and dark nights and bad weather effect attendances.

ST – will liaise with the council and Bernie Sullivan, John Lanceley, Alan Hale, Ann Ewings, Jason Williams and Mike McRory-Wilson over the arrangements for the next meeting,

CB – proposed Thursday 23 October as the date for the reconvened AGM.

6.17 RK – felt tonight's meeting had been a waste of time and that at future meetings councillors and other guests should be invited to sit on the top table.

MM-W -disagreed

6.18 Meeting closed.