TC Attendees/Apologies from 18th September 2017

Delegates & Deputies Present:

Forum	Delegates	Deputies
Aylesbury		
Bermondsey East	Bill Wardell	
Bermondsey West	Mary O'Brien Dolly mace	
Borough & Bankside	Fola Ogunkola	
Camberwell East	Steve Hedger Val Fenn	
Camberwell West		
Dulwich	Bill Newman Jennifer Bevan	
Nunhead & Peckham Rye	Ian Ritchie Sheila Hayman	
Peckham	Jeanette Mason	
Rotherhithe	Julie Phipps Barry Duckett	
Walworth East	Tanya Murat	Piers Corbyn
Walworth West		
SGTO	Cris Claridge	

Observer(s):

Billy Harding (SGTO)
Carol Vincent

Officers:

Officer	Job Title
Stephen Douglass	Director of Communities
Paul Langford	Director of Resident Services
George Changua	Tenant & Homeowner Support Officer
Louis Rotsos	Tenant & Homeowner Involvement Officer
Ian Brinley	Community Premises Officer

Councillors:

Councillor	Ward	Responsibilities
None		

Apologies:

Delegates	Area Housing Forum

Cllr Stephaine Cryan	Labour Member for Rotherhithe
Colin Harrison	Walworth West
Vera Tawiah	Camberwell East
Hazel Bruce	Bermondsey East
Sean O'Regan	Walworth East
Chris Meregini	Nunhead & Peckham Rye

TC Minutes from 18th September 2017

Item	Updates	Action Points
1.	**Constitution and Standing Orders**	
	Noted	
2.	**Delegates and Deputies**	
	Agreed except Rotherhithe delegate.	GC to check JP's status with CA (THIO).
3.	**Apologies**	
	As above	
4.	**Declarations of Interest**	
4.1.1 **4.1.2** **4.1.3** **4.1.4** **4.1.5**	CC discussed the recent 'for info only' reports. Saying that she feels there isn't much point in meetings if members aren't allowed to comment. TM added that her AHF disagreed the councils decision to go paper-light at meetings. TM also said she would like tenant organisations to work together as she feels consultation is getting worse. IR agreed saying that a lot of people who do have access to online services [email] don't have a printer available. IR went on to say he believes the council needs to provide adequate resources for meetings. SD informed TC that the council's external post now goes out as 2nd class. SD added that he feels most people prefer electronic mail. CC stated the SGTO has taken a paper to cabinet regarding the Resident Involvement Report.	
5.	**Attendance Monitor**	
	Agreed	
	Reports	
6.	**Hall Licence Report**	

6.1.1	IB briefed TC on the report adding that there is a plan to track and deal with overdue licences.	
6.1.2	BD stated that he felt the report is flawed and would like it to go to fourms.	
6.1.3	SH queried the benefit of a hall licence.	
6.1.4	SD stated that T&RA's are unincorporated associations which aren't legally required to sign into a contract. SD went on to say the council would not enter a TRA hall unless it was an emergency situation. SD concluded saying the council needs to set out the legal obligation of T&RA's.	
6.1.5	SH stated he would like a check-list of tenants and council obligations. SH went on to say that he believes the key holders of halls would be able to respond to an emergency quicker than the council would.	
6.1.6	IB said he will look at a more tailored approach to safety and compliance.	
6.1.7	PC added that there are no current issues at his particular T&RA but he didn't agree with the 24 hour notice. PC went on to say he would like to see a standardized tenancy agreement for halls.	
6.1.8	TM added that halls are hired out to 3rd parties on a regular bases. She did not agree with consulting the council about this.	
6.1.9	FO believes the current system works well. FO stated the key holders which are in fact volunteers sacrifice a lot of their time.	
6.2.0	IB clarified that the council does not intend to take over control of the halls. The council is just trying to find a simple way to protect the TRA halls.	
6.2.1	IR stated the safety of keys cannot be guaranteed by the council and that TC does not agree with a number of clauses in the report. IR went on to say that residents need to protect themselves from liability.	Hall Licence report to be circulated to forums and reffered back to Tenant Hall Working Party.
6.2.2	SH commented saying the report has been written in favour of the council and agreed for this to be circulated to forums. SH went on to say that he would like a front report to be produced and for the item to be considered again at a future meeting.	
7.	**Fire Safety**	

7.1.1	SD reminded TC of the on-going fire saftey work being done across the borough and the improtance of this. SD stated that BB7 (fire safety experts) are due to report back within the coming weeks. SD also said the council has completed a type 4 exercise on high rise blocks – reports to follow.	
7.1.2	CV felt that RSO's do not take notice of fire safety concerns expressed by residents on Taplow.	
7.1.3	IR responded saying fire safety issues should be indentified on estate walks.	
7.1.4	PL added that regular comprehensive estate checks are carried out every 2 weeks.	PL to remind RSO's about this procedure.
7.1.5	SH queried how a common standard would be maintained?	
7.1.6	PL answered saying discussions have taken place between LFB & senior managmement at the council. Zero tolerence approach has been enforced and maintained across the borough. PL went on to say the council will iron out the repeat offenders within a month or two.	
7.1.7	TM commented on the catorgory 4 inspections. Saying that these haven't happened in every flat.	
7.1.8	CC added that door mats could be replaced with non-combustable varients.	
7.1.9	JP added that major works have left holes inside flats on estates where she lives.	
7.2.0	SH stated that building regulations do not entirely protect residents. He feels more reassurence needs to be given by the council.	
7.2.1	PL stated the report was written pre-Grenfell tragedy. Also that the FRA findings are to be persuded further and developments made.	
7.2.2	FO suggested that the council re-visits their current fire risk assessment.	
7.2.3	PC added that he felt the quality of life for residents is being impeded by the zero tolerence policy. He felt that the council needs to treat the combustability of cladding and windows as a priority.	
7.2.4	SD responded saying there is no cladding on high-rise blocks in Southwark.	
7.2.5	PL added that serious points in the report need to be	

	adressed in the coming months.	
7.2.6	A series of comments were made by delegates asking for the council to work on a block by block basis. PL responded saying RSO's are not fire safety experts and that grills are being replaced with fire proof doors.	
7.2.7	TM queried whether individuals can request a fire safety inspection?	
7.2.8	PL responded advising that concerned residents can email or telephone the in-house fire safety team.	
7.2.9	SH queried how the council is dealing with leaseholders carrying out adaptations without consulting the council?	
7.3.0	SD replied saying the council can either revert the works and bill the leaseholder or the leaseholder can choose to revert the works themselves. SD went on to say sample checks are being carried out.	
7.3.1	CC mentioned that she would like Billy Harding to be part of the SGTO fire safety working group.	
7.3.2	SD replied saying this shouldn't be a problem however, work has already commenced.	
7.3.3	IR suggested BH catch up by reading the minutes. IR also offered to brief BH of the work that is being/has been carried out.	
7.3.4	IR made a proposal for the council to provide an update on the fire safety housing stock and consultation which has taken place with residents. This was seconded by SH.	Fire safety report to go to forums.
7.3.5	SD stated the type 4 fire safety assessment feedback is to be made available online soon. Website also to be updated with when FRA was done and when the next one is due.	
8.	**TMO Develpoment Policy**	
8.1.1	SD gave TC a brief on the report.	
8.1.2	SH suggested it goes to forums.	
9.	**Lakehouse (correspondence)**	
9.1.1	SH queried whether spot checks have been done?	SD to report back.
9.1.2	SD stated that sub-contractors are authorized to carry out works by the council.	
9.1.3	TC agreed to flag this at the next meeting.	

10.	**Minutes and Matters Arising from 24th July 2017**	
	Noted and agreed	
11.	**Any Other Business**	
	None	
12.	**Next Meeting**	
	6th November 2017	
13.	**Appendices**	
	None	