Minutes FLAG AGM 19 July 2022

Present: Lorna Reith (Chair), Paul Collier (Secretary), Vicky Ladizhinskaya (Vice Chair), Sylvia Morgan (Assistant Secretary), Quentin Given (Treasurer) as elected at the meeting

Cllr Charles Adje, Reda Khelladi (Residents Engagement), Sharon Austin (Residents Engagement), Chris Bell (Residents Engagement), Toyin Olusoga (Housing Management). And 56 other residents.

Apologies: Cllr Peacock, Annie Popoola, Michael Baumgartner, Electra Mikelides, Cheryl Cohen, Joyce Kung, Melissa Carames Asorey, John Stiles, Ben Scanlon, Sara Jones.

1. Lorna welcomed everyone to the meeting and congratulated people for coming despite 37^{o}C heat.
2. Minutes of AGM 2021 were agreed.
3. Lorna presented a certificate to the School Parents' Group for their outstanding contribution.
4. **Report of work** (written). Lorna hi-lighted some achievements. Quentin spoke about nature and general maintenance, alluded to differences of opinions and mentioned the council will be leading on a consultation.
   The following questions were raised:
   - Cycle storage area –how can people access it? People should apply to Cycle Hoops for a space. Extra shed agreed at Erskine. Will there be consultation? No, it isn't adjacent to any property.
   - Conviction of shop worker for sex offences. Currently in custody awaiting sentence. FLAG set out the facts in the newsletter. We have asked the Police what bail conditions were set prior to the court case and involved both the Council and David Lammy MP.The shop is owned by Shian Housing Association.

Green issues. Quentin reported that FLAG has continued to try to benefit nature on the estate, including the wildflower areas at the front of the estate. We had also spent a lot of time watering young trees to help them survive – that had got the majority through hot dry spells in 2020 and 2021 but this year's drought and heat was having an impact. There had been differences of opinion about land between RGQ blocks and the railway. The Council would set out proposals for how green spaces on the estate – including this area - are managed and there would be consultation for everyone to put their view forward..

Lorna mentioned the recent rescue of five baby hedgehogs from behind Runcorn, thanked the lady in the room who had looked after them, and reported that they were now at a rescue centre being well looked after.

The report was then accepted.

5. **Treasurer's report.** Quentin highlighted our success in getting grants, but also additional fundraising in the form of income from adverts in the newsletter, and royalties from sales of Paul's books about the Lebus factory. The newsletter is our biggest single expenditure. The report was then accepted.
6. **FLAG governing documents - Constitution and Code of Conduct amendments.** Paul outlined proposed changes: to recognise relationship with RGQ association, change from Homes for Haringey to Council, address online banking, social media and online meetings, remove overlap.
   We had not printed copies of the new constitution because of the amount of paper but had offered it via the newsletter and this offer had been taken up. There were also copies available at the meeting. It was suggested we should have a website where documents can be posted. Some members queried whether we should adopt the amendments without having a copy. There was a vote, 23 to 17 in favour of deciding the matter at the meeting, and the new constitution was then agreed by a vote of 26 to 10, and Code of Conduct by 29 votes to 0.
7. **Election of officers and committee.** The current officers and committee stood down, Chris Bell thanked them all for their work over the year and chaired the **election of officers.**
   Chair – Lorna Reith nominated as chair, seconded by Jeanette. No other nominations. Vote 35 for, 0 against, 2 abstentions.
   Secretary – Paul Collier nominated, seconded by Siobhan Williams, no other nominations, vote 36 for, none against.
   Vice-chair – Vicky Ladizhinskaya nominated, seconded by Sylvia Morgan, no other nominations, vote 36for, none against.
   Treasurer – Quentin Given nominated, seconded by Maria Mediavilla, no other nominations, vote 37 for, none against.
   Assistant Secretary – Sylvia Morgan nominated, seconded by Lorna no other nominations, vote 34 for, none against.
   Lorna then took over as newly elected chair..

   Committee members

   Nominated prior to meeting: Cheryl Cohen – Yarmouth Crescent (sent apologies for tonight); Kathleen Laing – Reedham Close; Pelagia Eleftheriades – Kessock Close; Annie Popoola – Reedham Close; Pam Hasan – Queensferry Walk; Jeanette Sitton – Reedham Close; Michael Baumgartner – Yarmouth Crescent (sent apologies for tonight); Kath Sims – Jarrow Road

   Nominated at the meeting: Cordelia Donoghue (Armadale), Luan Malley (Armadale), Maria Mediavilla (Reedham), Danai Yerou (Yarmouth)

   This meant we had 12 nominations for 8 positions. Chris Bell advised that we accept all 12 to widen involvement. and it was suggested if any of these new committee members misses two consecutive meetings they should stand down. The nominated 12 were agreed in a block vote by 34 votes, none against.

8. **Housing issues**. Toyin Olusoga attended (at the last minute) to respond to questions. She explained she is Tenancy Team Manager (there is a different team for leaseholders).
    - Proposed works. We are looking at 2023/24. Historically Decent Homes works were last carried out in 2 phases, 2012/13 and 2013/14. The Council has recently carried out stock condition survey (the previous one was 10 years ago) on parts of the estate, Armadale and Yarmouth are still to be done. A scheme of works will be drawn up addressing issues including new requirements from new legislation. Doors and windows won't be replaced if still in OK condition. Leaseholders will get letter and there will be consultation. A suggestion was made for a consultation 'Road Map' (works & dates)
    - Leaseholder sinking fund was raised. It was explained this is a suggested likely contingency fund for any future works and is stated in newer leases.
    - Council website and housing: Lorna said there is confusion with a split in the way information is set out for tenants and leaseholders with the latter portal not leading to many key areas.
    - Lead/key officers: Toyin said our lead officer is Sharon Davis and we will be given name of key officer who will be responsible for the works.
    - Adaptations and 'cooling works' to make homes more bearable in future heatwaves: Quentin asked if the council was looking to include cooling such works in future plans.
    - A clear project plan with decision points: Mehmet asked for this.
    - A clear maintenance plan: Annelie asked if there was so we could see if things were being replaced that should have been dealt with through maintenance and warranties. Rainwater pipes left unrepaired led to more expensive repairs to damaged walls etc. Mehmet said gutters in Erskine are failing due to poor maintenance.
    - Any plans to build on or demolish the estate: It was confirmed that there are no such plans.
    - Pigeon-proofing with grills and spikes: this was requested to stop them defecating on balconies.
    - Solar panels on the roofs: Vicky asked if the installation of PV panels can be reconsidered, as newer technology should have improved the economics of such a project.
    - A structure chart with names of officers: A request was made for this so we know who covers what etc.
    - Individual properties and repairs: Several residents chose to raise their own struggles with the system: These included outstanding internal repairs and redecoration caused by flooding from flat above and which still unresolved after more than a year (Toyin was aware of the case): difficulties experienced from a neighbour's barbecue and discarded

rubbish on their balcony: the smell of cannabis smoke from a neighbour's flat. Details were given to Toyin to look in to.

- A separate meeting/group for leaseholders to work through issues: The need was acknowledged and it was requested that Resident Engagement team look into whether they could give FLAG the addresses, but because of data protection laws Chris Bell said Resident Engagement could mail leaseholders.
- Borough-wide leaseholder group: Chris Bell said he will be re-constituting the group which exists to address common issues. Mehmet asked if this would be checking service charges as a previous group had done.

9. **Regeneration update.** No-one from the Regeneration team could attend but we had a written update.
   - Station retail units – informally it looks like Pret a Manger is taking on a unit.
   - Cinema – is still a possibility
   - Health centre – this should be coming to the site opposite the Volunteer pub. The GP's on Hale Village will move there. The funding should be confirmed in September.
   - School spaces strategy - is awaited, to address falling child numbers. Funding is allocated on the number of pupils so this could affect Ferry Lane school which has just one form entry.
   - Electric car charging point on or near the estate - this is something we are still pursuing. Mehmet noted loss of the Zip car place and asked if we could get this back to help reduce car ownership. Lorna explained that it was removed as it wasn’t used.
   - Parking – the new developments in Tottenham Hale will likely increase parking pressure on the estate. A question was raised about whether we can we go back to 8.00 am -18.00 pm enforcement. Any proposed changes would need a new consultation so we need to get update on what’s happening with the new borough wide parking scheme.

10. Lorna closed the meeting at just after 9.30 pm, thanking everyone for attending on such a hot night, and thanking the Haringey staff for their input too.