**FLAG Committee Meeting**

**Date: Wednesday 8th January 2025**

**Time: 19:00**

**Location: Estate Management Office**

**Present:**

● FLAG committee members: Kathleen Laing (KL), Kath Sims (KS), Lorna Reith (LR),

Melissa Carames (MC), Michael Baumgartner (MB), Pelagia Elefthiriades (PE), Quentin

Given (QG), Sylvia Morgan (SM), Tui Lin (TL) and Vicky Ladizhinskaya (VL).

● Residents: Sinan Fahliogullari (SF), Serena Montesissa (SM) and partner Orjan (OO).

● Haringey Council: Alexandra Paice (AP) -FireProgramme Manager- and colleague Sabrina.

1. **LR** apologised for time clashing with the councillor’s surgery and introductions were made.
2. **Minutes** of the last Committee meeting were agreed.
3. **Matters arising:**

**LR** updated attendees on **progress with repairs** after last Committee meeting. FLAG provided Paul McCabe (Head of Repairs) with a list of repairs across the estate. Some appointments for repairs were not kept, causing delays and frustration. FLAG to keep chasing up for progress.

**LR** announced Saturday 28th June was the date of the **Community Green Day,** organised between Ferry Lane Primary School and FLAG. The school might arrange a planning meeting soon. The Tottenham Grammar School Foundation is a new funder. **PE** confirmed the birds, animals and African drums had already been booked and said suggestions of things to do and volunteers to be involved are welcome. **KS** offered to manage the bouncy castle and suggested to reduce the price of the ride

**LR** pointed out more **bulb planting** will be done in March and thanked those involved in previous planting efforts. **PE** asked for leftover bulbs to be donated to the school.

**PE** said thank you to the residents who delivered the Christmas cards and biscuits on behalf of the Ferry Lane Primary School pupils who wrote them.

1. **Leaseholders Section 20 notice**:

**LR** referred to the Section 20 notification regarding front fire doors needing replacing which the Concil sent to leaseholders in September 2024. Many of these doors were already replaced back in 2013 as part of the Decent Homes Programme and leaseholders could choose design/colour of the doors. She asked AP to explain the reasons behind the project and which choices leaseholders would get; and whether tenants would also be affected.

**AP** explained the replacement project is currently in the tendering process: tenders are expected back on January 24th and the contract will be awarded on April 4th. The contract will be split in between two contractors and across the borough, so there is healthy competition to keep the standards up and not as much pressure in case one of them went bust. Ferry Lane’s doors are scheduled for 2027 and prices will stay the same. The head of the department chose to notify leaseholders (Section 20) last September. Tenants will also be informed.

Regarding aesthetics, doors will be replaced on a like for like basis, but there will be options colour wise and different styles of doors.

The project does not affect houses, but flats doors off communal areas only. Those are doors which are within a fire route: any door people have to pass to get out of the block.

**VL** argued all flats in Kessock Close have gardens or balconies where residents could stay put if a fire broke within a block and until the fire it extinguished.

**AP** explained doors must be replaced due to the change of legislation following the Grenfell disaster: Building Safety Act 2022 and Fire Safety Act 2021. If a flat has an open balcony and no one has to pass its front door to get out of the block as a fire route, that front door won’t need replacing. Under current legislation, doors must be primary tested. Doors that were replaced under the Decent Homes don’t meet the new requirement. However, if leaseholders have certification for their installation and can prove their door set meets the specification, that would be sufficient and that door wouldn’t need to be replaced.

**VL** and **LR** explained the blocks layout and it was agreed that not all flats would have to get their front doors replaced.

**VP** will arrange for a surveyor to visit the estate and assess the specific requirements for each block.

**MB** asked about the difference between the fire rating of the current doors and the doors installed back in 2013.

**VP** explained that, previously, doors were fire rated from one side only. Under the new legislation, doors must be tested from both sides, so the fire will not breach either side for 30 minutes. This is called primary test: if you have to stay put because there's a fire outside your flat, you're safe within your flat for 30 minutes. And, if there's a fire in your flat, you can get out, and people can safely get past your flat for 30 minutes before the fire breaches into the hallway.

According to the FRA [fire risk assessment] a lot of the front doors in blocks are composite, which is no longer eligible.

**ZA** spoke about not receiving the Section 20 notice, but a letter about the importance of fire doors around September 2024. In addition to that, he got a message on his voicemail regarding contractors needing access to his flat to have a fire door replaced.

**LR** recalled other few residents reporting the same phone call on FLAG’s whatsapp group. Back then she had raised it with VP, who had asked LR to find out the name of the person who had left the messages as the fire doors replacements concerning the Section 20 notification hadn’t been started yet. Nobody came forward with a name.

**VP** asked ZA to play the message for her [this was done after the meeting and it was ascertained the message was from a colleague of VP’s who is in charge of urgent repairs, different to the Section 20 project. VP will get his colleague to contact ZA again].

**TL** asked about how leaseholders will be charged for works.

**QG** asked if an approximate cost of was known.

**PE** asked if scaffolding would be put up.

**VP** explained the playment options for leaseholders had not been decided yet. A plain door costs around £1,700. Scaffolding would not be needed for these works.

**LR** spoke of previous works affecting leaseholders: individual leaseholders had nothing to do with the contractors. In terms of payment, the council issued invoices to leaseholder and gave options to pay it all off or through staggered payments, interest free.

**VL** asked if it wouldn’t be cheaper to have the relevant doors tested first to confirm if they meet the new regulation standards before instructing the replacement. She suggested to have a third party specialised in testing and certifing fire doors to confirm if the exiting doors meet the standards before proceeding with replacing them.

**VP** to bring up this suggestion with the responsible person within her department.

**KS** pointed out that composite doors could potentially remain in place in properties not affected by this project, as they are not on a fire escape. She asked who would be paying for the replaced doors.

**AP** confirmed the owners of the relevant flats having doors replaced would pay for them.

**MB** asked if all parts of the door would be replaced and if replacement would include making good inside.

**AP** advised everything (leaf, frame) would be replaced and making good the inside would be included in the contract.

**LR** raised the issue of cupboard doors, found at the bottom of staircases. These cupboards are used for storage by some residents and estate staff, but the council has no record of them -according to what the Housing Manager told FLAG when they enquired about it some time ago.

**VL** pointed out they are wooden doors.

**AP** asked if the cupboards had meters or other electrical supply inside. **LR** said nio. **AP** said she would double-check the FRAs, in case those cupboards are mentioned, and include them on the list of items her surveyors would inspect.

**LR** mentioned thegarages are a concern in terms of fire hazard due to the amount of items stored and the fact that some people used them for business.

**AP** explained garages fire safety are part of a different programme of works within the council: compartmentation. However, she will highlight crammed garages to her boss.

**LR** raised her concern about fire safety on the Queensferry Runcorn Gosport compound, which houses predominantly older people and is managed separately. Rubbish bins are too large for the chambers built in the front garden, so there is a lot of stuff piled up which could pose a risk when exiting to escape a fire. She is not aware of any kind survey that has been done to assess this risk.

**AP** checked her records and confirmed Gosport didn’t require any door replacement, but a few did in Queensferry and Runcorn. She will raise the question within her department.

**MB** asked if the new fire doors would include a letter box like the current ones.

**AP** confirmed they will have letter boxes, as it is fire-tested as part of an entire door set.

1. **Presentation on Reducing Waste Project.** Serena Montesissa and partner Orjan joined the meeting to present the project she is delivering with the support of Veolia (small grant) and Haringey Council. She is a resident of the estate.

**SM** presented her project aimed at promoting reuse of household items. She is launching it at Ferry Lane Estate as a case study and hopes to get extra funding from the North London Waste Authority to expand it in the future. She showed the design of the poster advising of the different donation options for household items and also repair groups run by other Haringey residents; the poster would have a QR code linking to a website. She has proposed seven locations across the estate, most of them next to the areas designated for the collection of bulky items byt he council. She explained the environmental, educational, and economic benefits of the project, including reducing waste, increasing item lifespan, supporting local charities, reducing the cost of waste management and strengthening links amongs the members of our community. She asked attendees for feedback and suggestions.

**VL** suggested to make it accessible to non-English speakers by including images and translations.

**KS** suggested to focus on promoting reusing items (arranging for a collection) as not more time consuming than discarding them and the benefit that would have on other members of the community. She mentioned residents are using the FLAG’s Whatsapp group as a platform to offer used items.

**LR** offered to include the poster on FLAG’s website and the newsletter, as well as the noticeboards FLAG has across the estate. She also raised the issue of residents who are not confident with the internet and would benefit from having a the information in writing. She suggested SM to have a stall at the Green Community Day in the summer.

**PE** invited SM to present her project at one of the coffee mornings held at the Ferry Lane Primary School on Fridays (9:00 to 12:00). They welcome parents, friends of the school and people from the community. She also mentioned the project on reducing food waste Veolia is running at the school. She also mentioned the jumble sale the school introduced last year to help reduce waste, which had an extraordinary response.

**VL** added having a combination of jamble sale and representatives of some reuse charities to be able to collect things on the day.

**SM** said the aim was for the project to be permanent. It would be ideal to coordinate the launch of the project with features on FLAG’s newsletter and the school’s initiatives to get maximum attention.

**QG** asked SM to tell them more about the repairs group mentioned during her presentation.

**SM** explained it is a separate projec run by a group called Haringey Fixers. The organise gatherings where residents can bring broken items to be repaired by tradespeople.

**MB** suggested to use the boiler house across the estate as storage units for large items until the charities can collect them. There would have to be a someone responsible for managing the delivery of the items to the boiler house, contacting the charities and arranging for access when collecting.

**SM** considered this as a potential development as a separate or side project. She would need to look for funding as it would need top liaison with the council.

**MB** also asked if the charities featured on the poster had the resources to ensure items are reused and not dumped by someone else.

**SM** explained that is a limitation of the project, as there would need to be more resources to track items.

**LR** asked how the success of the project would be measured.

**SM** explained it would by looking at the website traffic, discussions and chats on the Whatsapp group. She suggested to create a subcategory for residents to share used items.

**VL** to look into having separate groups within the FLAG’s Whatsapp community.

**KS** asked if there was anything regarding food waste.

**SM** said there wasn’t but it could potentially be added to it.

**SM** will share presentation with FLAG and amend design to include suggestions made during the meeting. She will submit the final design to FLAG when ready.

1. **Crime.**

**LR** explained the next Crime Panel meeting organised by the Police will be at our estate management office on Wednesday 22nd January. It occurs every few months and its location moves around the borough. She brought up recent crimes, including a serious sexual assault and mobile phone thefts, and emphasised the importance of attending meeting to show the residents’ concern on crime and safety in and around the estate. She mentioned the lack of police follow-up after the serious sexual assault on Jarrow Road.

**VL** recalled the lack of knowledge about the ownership and management of the CCTV cameras installed across the estate. **LR** to follow up on that.

**KS** suggested raising questions about the police patrols they claim to be doing in the evenings at the upcoming police meeting.

**VL, KS** and **LR** highlighted the lack of police presence and resources, especially in high-crime areas along Ferry Lane.

**SF, VL, KL** and **LR** discussed the role of the police in responding to crime versus preventing it and the need for better communication with the community.

**QG** suggested sending a list of issues to the police in advance to ensure they are addressed during the meeting.

1. **Finance report and Newsletter. QG** presented the finance report: there are about £1,300, which would be enough for the next year. Longer term, FLAG’s expenditure is more than our income, so we will have to find other sources of money. **LR** mentioned £96 pounds were reimbursed by the Council for a room booking for a meeting which couldn’t be held due to the council officer having to leave. She also mentioned a resident’s offer to donate money for a coach trip or a similar activity.
2. **AOB.** Food waste bins. VL proposed to ask the Council to rearrange the location of the food waste bins on Kessock Close, having one at the entrance of each block. This would be the same as currently on Reedham Close. One of the 7 conventional waste bins could be removed to make space for the food waste bins. FLAG had already contact the council asking for assistance on doing a consultation amongst Kessock residents, but they didn’t reply. She suggested to prepare a survey and place it on the newsletter and whatsapp group for Kessock residents to have a say.

**MC** pointed out the relocation would facilitate the collection of contaminated food waste bins by the relevant service. Currently bins labelled as contaminated remain untouched for weeks before they are emptied and restored to food waste.

**LR** added acknowledged Kessock Residents might suggest different arrangements to consider.

**KS** shared that the council has provided her with new food waste bins which are proofed against foxes.

It was agreed to prepare a survey to be published on the newsletter and shared on Whatsapp.

1. **Date of next meeting.** In March. Invite someone from the Regeneration Team.