

Quarterly One Manchester/CSM – Bentley House TARA meeting: Tuesday 13th June 2017

Present from One Manchester: Barry Seers, Jim Breen, Gary Power, Kirk Moore

Present from TARA: Lucy Carlin, Alan Holmes, Jenny Barnard, Lucy Williams, Barry McAtarsney

Apologies: Issy Patience

Last meeting minutes: 14.03.17 reviewed and actions followed up

1. Caretaker & general cleaning

Jimmy started on 1st March 2017; Kirk has seen a reduction in flytipping on estate, many actions have happened e.g. recycling posters up, compac notes up, fewer issues around drug taking and paraphernalia (residents generally don't feel that that has improved); all agree he is approachable.

23rd June event planned: 7 staff will be jetting walkways, painting columns etc.

Lucy C: The Caretaker has told residents of a Humberstone block that their pram room (where they actually store prams) would be re-claimed as a storage room.

Kirk: there is a store room on the right for his equipment, there are no plans to take over any pram rooms.

Lucy C: his use of the office is mostly fine but there are some issues. One resident asked to borrow a sewing machine and he let him take it without knowing who it was and if he could say that.

Action: Kirk to talk to Jimmy to let him know to say no to anyone borrowing anything so that he's not put into a difficult situation.

Lucy C: he seems to be putting rubbish in with the paper and bottle recycling in the office. Kirk reports the office looking tidier than it has in the past.

Action: Kirk will speak to Jimmy about correct use of the recycling bags in the office.

Action: Kirk will put Jimmy's work mobile number on a document in all the blocks.

Barry: Agrees metal grilles are an eyesore.

Kirk will be on estate this week to assess work to be done.

Lucy C: standing yellow signs for cleaning are permanently in some corridors, so become meaningless.

Action: Kirk will speak to Jimmy about moving signs when finished with.

Skip Day wasn't very successful, stayed Friday and Saturday but leaflet said Friday only.

Lucy C: Could be useful once a year.

Jimmy has a sharps bin and is trained in how to dispose of them correctly.

Lucy C: meeting scheduled with Sherelle Fairweather at MCC to install new bins on estate. MCC will be responsible for clearing out.

Kirk: some problems with continental bins; 2 contaminated with builder's waste (hardcore, laminate flooring). Biffa won't take it, causes problems and cost for One Manchester.

Recycling scheme

Eva Coates from MCC is rolling out their recycling scheme across estates and multis, Hulme Court won an award for theirs. It's about educating people. Needs Jimmy to buy into it.

2. Repairs & Quality Control

Barry keen to have cyclical repair program rather than ad hoc repairs, to prevent ongoing damp and other major issues. Ongoing spreadsheet with repairs on **(TARA don't yet have a copy of this – to be shared on walk-about)**.

Action: Barry to speak to Dennis Wellington & Dave Williams (Head of Repairs) to arrange for walk-about. Barry to let Lucy C know dates within fortnight. Barry wants senior managers there who have financial authority to book jobs.

Jimmy the Caretaker has a notebook in the office where he notes repairs and it's transparent so we can read it. He will start putting dates in for repairs.

Fire Switches

Barry: we have ordered repairs to these.

Lucy C: break in on Humberstone since March meeting. Wrecked fire switch and stole 2 bikes. Don't feel very high standard or make people feel safer.

Action: Barry will get updates from Repairs. Fire Brigade on emergency stand-by so can't check fire switches right now.

Gas pipes

Lucy C: These are unsafe and dated. Ad hoc repairs from British Gas.

Barry: Dennis Wellington said he would look at that with Andrew Culloden with Gas Manager.

Action: Barry to chase up.

Binsheds & lights

Jim: Handles have been ordered. Steve Flynn (Carpenter) reported all doors have been checked and repaired. Lucy W reported Rockdove binshed still sticking and lock doesn't work.

Action: Jim to chase up with Steve.

Lucy W reminded about getting LED lights for blocks. Most lights already broken, stay on or don't go off.

Action: Barry to speak to Roger about this, may be part of repair scheme.

New: sewage issues

Lucy C: Major blockage on Rockdove reported to United Utilities 6 weeks ago, backing up into ground floor porches and gardens. They did a thorough job but more than they would normally due to jurisdiction of areas. Main problem is baby wipes being flushed down the toilet. UU said they would write to everyone in affected blocks. We need them to write to ALL residents.

Lucy W: liability issue; drains in ground floor, that resident is responsible for paying for unblocking drains which affect the whole block even if they haven't caused the blockage. UU couldn't find the main drain despite using a metal detector, under Leaf Street. H&S-wise this would have been better.

Action: Barry to speak to Surveyors about plans & UU to arrange letters.

3. Bike storage

Hunmanby bike cage

Action: Jim and Barry to liaise over 'dead' bikes in Hunmanby bike cage and to put notices on bikes. Could be linked to Skip days. Will need 'Tort' legal notice to clear out (gives owners 28 days' to take action).

Humberstone proposed bike shed

Two residents have complained due to worries about lighting, noise and security. Jenny reports no issues for her living next to Hunmanby bike cage despite initial concerns about potential noise and ASB.

Action: Barry considering moving it back, rather than near the edge, won't affect parking, currently full of weeds.

Action: Barry & Jim will speak to the two Humberstone residents about their concerns.

Rockdove proposed bike shed

Residents and Barry have canvassed local residents. Most in favour, including those who park in the area. Letters have gone out, no complaints so far so good to go.

Barry has liaised with TfGM, should have been finished and completed by March 2017. All ordered for multi-storeys. Needs urgent timescale for TfGM to keep on top of the money.

Lucy C: Spar art plans ongoing for the bike shed, has been speaking to friends about artwork.

4. Leaf Street / Keepmoat development

Lucy C: Leaf Street road is covered in dust and mud. Street cleaning should happen every evening but it's not happening.

Action: Alan to speak to the Site Manager, Bill Laycock.

Lucy W: They dumped a skip on Rockdove today.

Action: Barry to talk to Paul Doherty about this.

Ward Coordination meeting at end of June, Barry will ask about cleaning issues and flytipping on Princess Parkway which has remained there for many months.

5. Humberstone parking / bollard scheme

One resident's car is stalling the plans. She is returning next Friday and it will be towed away soon after so the scheme can continue.

6. Leaf Street, Letsbe Avenue, Hulme Street / green spaces

Gary: we've done some work days and cleared green waste. Walkabout May 17th didn't happen, will need rearranging. Over the year, only 2 clear-ups have happened, needs more as there's so much. Gary and new members of gardening team will walk-about all estate and go through all areas.

Lucy W: the staff are saying their work has increased due to quadrupled portfolio of estates.

Gary: the team has grown by 4 new members this year. Two new apprentices will be hired ASAP, adverts have gone out to local schools. May have two more apprentices in 2018. Repairs, green work, cleaning to be looked at.

Sue France wants the green waste area to be moved. Gary and Lucy W to find alternative accessible places.

Gary wants longer term solution, such as composting. Lucy fills green bins so this could annoy residents. Rat issues with large piles of compost. Still need 2 areas for Leaf St and Letsbe. Half of waste is from private gardens, dropped all over estate randomly and on top of bulbs and shrubs. Some compost bins stink, to be checked on Friday 16th June. Don't want to keep as they're not rat-proof. Jim to be present on Friday.

Action: Lucy W to send email to Gary to let him know when and where to remove green waste.

Action: Lucy W will give specific instructions and times for picking up green waste on Letsbe.

Action: when places are agreed, Jim to write letter to residents to explain the spaces.

Kirk: Play area signage will be installed on Leaf Street. It's inspected on a weekly, quarterly and annual basis, phone number will be displayed if any issues. A play area may have a bin installed.

Swings

Kirk has spoken to Joe Marshall about the two he's installed. Under legislation they should be chopped down. If someone is injured, who is liable? New one on Letsbe. It doesn't get inspected and really it should come down.

Water butts

Lucy W has asked companies who make them to see if they could be reasonably installed. Previous ones must have been poorly installed in 2011 (Greening the Redbricks) as they had to be removed. Should always be plumbed into drains so should be functional. Could water butts be installed off binsheds?

Action: Lucy W will ring around companies for more information.

From March 2017 meeting: Barry, can Ward Coordination funds / NIF be used for purchasing water butts?

Ivy

Alan: significant ivy issue on Humberstone, rear of TARA office, Jackson Crescent.

Gary: need program of works for large scale ivy removal.

Sarah Tate, new Leasehold Manager has flagged up ivy issue, end of Hunmanby. Responsibility is not clear for who should be dealing it.

Knotweed

Knotweed removal on Letsbe and in back garden of Hunmanby: starting end June, cleared in-house, injected with Roundup into roots. Lucy C and Lucy W would like to be there to ensure everything is cleared, on Letsbe as well as garden. Gary will monitor through summer to autumn.

Tools

Lucy W: has been strimming areas, not our responsibility, our strimmer is 15 years old, needs servicing.

Action: Gary can get it serviced, Lucy to handover on Friday 16th June.

Gary: we have tools we can donate including a 3 year old light strimmer, tools (forks) etc, to bring on Friday 16th June. Barry agreed this was ok to do. 9 gardening staff will be present on Friday.

Tree Survey

Gary confirmed 2 companies to quote prices, not happened yet, will be later in year. 7,500 trees across all area. 3 companies can do the work.

From March 2017 meeting: Steve Wellborn is leading on this, Barry was to send his email address to TARA, not yet actioned.

Lucy W: considering making some maps of the estate to show details of trees, plants, shrubs etc, which will prevent confusion with new residents and staff members.

Keepmoat staff said a recent tree survey had happened which identified honey fungus on one at end of Hunmanby. There are more with honey fungus not officially identified – on cherry tree on Hulme Street. Keepmoat plan to put new tree in that spot, which is also susceptible to honey fungus. Gary has flagged this up. Can dig a thin channel out, insert plastic membrane to stop it spreading further. Sticks up about an inch.

Action: Lucy W wants her contact number going up in noticeboards for gardening text updates – Jimmy can do this when doing other posterings.

Hulme Street

Stalemate around who should maintain gardening. No formal agreement was made at the time of Lottery funding and changing hands so One Manchester should garden green areas. MCC responsible for maintaining road and removing graffiti still.

Barry: maps of ownership of land & boundaries available.

Action: To be discussed on Friday's walk-about with Gary Power. Jim to speak to Gary about responsibility for this and start formal agreement discussions.

Yodel damage to grass on Hunmanby

Ongoing, 8 months now and they still have not repaired the damage that their driver did. They visited the site but didn't report back to Barry.

Action: Lucy W will do the work, send £30 bill to One Manchester who will then invoice Yodel.

7. Neighbourhood Investment Fund

Sherelle Fairweather administers funds via MCC, we could apply for tools etc. Jenny clarified – this means we no longer have access to TPU funds for TARA business as that funding pot doesn't exist anymore, Barry confirmed.

Action: Jenny to apply anyway.

8. ASB

CCTV cameras have been vandalised and were dummy cameras. ASB team installed.

Action: Barry to ask Jimmy to remove vandalised cameras.

Jenny reported vandalism on own car recently (windscreen and driver's side window smashed). Lucy C reported stolen bike being stashed. Both times police came quickly.

Lucy W pricked her finger on a used needle on Leaf Street.

Lucy W: who is responsible if I get ill for the sharps incident?

Action: Barry to speak to Paul Williams, Head of H&S about this.

Barry: we've struggled to get police involved in serious ASB issues.

9. Miscellaneous

Ongoing confusion over One Manchester – CSM ownership: leaseholder letters sent by Sarah Tate recently received had 2 letters in envelope with different logos on.

Recent leaseholder drop-ins were attended at Turing House. She will be developing One Manchester website.

Action: Sarah Tate will attend next quarterly meeting September 2017.
Companies House re Victor Hassan – Barry to chase.

Launderette: residents have approached Barry separately to TARA to look at potential sites. This has upset residents.

Alan Leicester is involved in *Community Soup* events, information on website. Residents do presentations and get funding for projects.

From March 2017 meeting: Barry was going to invite Alan Leicester to the June 2017 meeting to talk about bollards, street signs, HomeZone scheme etc – can this happen for September?

Next meeting: Tuesday 12th September 2017, 6pm, Lovell House