



MINUTES

Meeting	Date	Time	Location
Local Housing Forum	10/06/2024	18:00	Zoom
Attendees			
Residents	Councillors	Staff	
Alistair Beth Bob Boycee Carrie Charles Ross Chris Evans Chris Matthews Fadumo Farah iphone Jan Heaton Lou Martin H Maryan O Mirka Novakova Nawal Nigel Varley Pat Robinson Samira BHAC Shaban Ali Sibusiso	Cllr Yassin Mohamud	Ilona Marcinak David Maggs Miles Tilling Mark Goodey Claire Matthews Ashley Lehous-Reuben	
Apologies		Minutes	
		Henry Murray	

Agenda items

- 1. Welcome and Housekeeping**
- 2. Fire safety programme**
- 3. EIB/NIB relaunch**
- 4. Housing news updates**
- 5. Future ‘hot topic’ ideas**
- 6. Date of next meeting Autumn 2024 (16th and 19th September)**

Agenda Item	Discussion Points/ Outcomes & Actions	Actions
1	Welcome (Housekeeping/ code of conduct)	
2	<p>Fire safety update – Ashley Reuben & Claire Matthews</p> <p>Update on programmes for high rise buildings.</p> <p>NV: Stated that from outset that they believe their views are applicable to all high-rise properties. Cited stats from the fire risk assessment (FRA) at Gilton House. Asked how works will affect more vulnerable tenants, citing cladding removal during the winter as a problem. Expressed view that up until recently it was difficult to get a copy of fire risk assessment. Explained that some risks had been carried over from previous assessment and expressed view this was a problem tenants should be aware of. Went on to suggest that council is more communicative about FRA. Asked how those with mobility issues will be evacuated. Expressed belief that more communication about evacuation plan is needed.</p> <p>MT: Advised on inspection plan for fire doors which is currently being worked on. Advised that more work is being done to publish FRAs quicker in the future. Advised details for cladding compensation scheme are still being worked on, advised more info would come later this month. Advised that a person-centred fire risk policy is currently being worked on in relation to evacuation plans, though still in early stages. Advised on further updates for FRAs coming in July.</p> <p>C: Asked if cladding is being taken off at their block and expressed displeasure at cladding being removed during wintertime. Expressed view that evacuation plans are taking too long. Expressed belief that tenants should be the primary focus.</p> <p>MT: Agreed with Carrie’s points. Advised that cladding was put on Croydon house around 14 years ago.</p> <p>CR: Advised on new works taking place at their block.</p>	

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	<p>Asked how work fits in with FRA.</p> <p>MT: Advised that FRA is ready to take place at Littlecross house. Advise that current works are about energy efficiency and not fire safety. Advised that once work is completed, a new FRA would be completed. Expressed hope that works produce a positive FRA result.</p> <p>CR: Asked if the tenants and leaseholders being informed of the full process.</p> <p>MT: Advised that it wouldn't normally be something shared with residents but will take it away as a question.</p> <p>CE: Shared that they had been told the cladding is unsafe and expressed confusion about why this happened. Advised they couldn't get hold of FRA and that some pages were redacted when they did get a copy.</p> <p>Raised a regular question about dogs in buildings. Raided regular talking about about lithium-ion batteries. Advised that they are trying to find out who is funding a resident's stay in a Travelodge who was involved in a chip fire. Expressed fear about sprinklers and ion batteries.</p> <p>MT: Advised that best summary about cladding is to confirm that new fire programmes are currently under way. Advised on council's desire to be proactive and prioritise safety. Advised that policy around lithium-ion batteries will hopefully be finalised around September. Advised that issue with dogs is currently with ombudsman. Asked for Travelodge issue to be taken away as question.</p> <p>CE: Asked who is going to pay for refurbishment of fire-damaged flat.</p> <p>MT: Advised that dogs in high rise buildings are not pertinent to fire safety.</p> <p>FF: Express upset with issues with Barton House. Expressed belief that they were forced back into Barton House and cited issues and concerns they have and</p>	<p>MT</p> <p>MT</p>

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	<p>asked if there are plans to improve them.</p> <p>MT: Agreed that the windows are very old and that the building is due for a number of improvements. Advised they are in a position where the safety concerns are nowhere near as concerning as originally thought. Advised a more comprehensive update is going out to residents in July about Barton house.</p> <p>FF: Asked if they are comfortable with any fire risks at Barton House.</p> <p>MT: Answered yes they are satisfied all safety measures addressed but agreed that windows do need updating.</p> <p>FF: Asked if they are currently at risk. Cited risk of smoke as the main threat during a fire. Asked if MT is comfortable with this.</p> <p>MT: Advised they are comfortable that the fire safety strategy in place. Advised they believe the risk identified have been looked at an appropriate measures have been made. Cited detailed safety considerations with Barton House.</p> <p>FF: Expressed view that their question hasn't been answered. Asked if MT is saying they are comfortable with current state of Barton House.</p> <p>MT: Confirmed that they are comfortable with current fire measures in place.</p> <p>MH: Asked why there are still fire marshals in place at their building. Expressed belief that cladding is ok, citing previous assessments that said it was fine which then changed and is being replaced. Asked if cladding really needs to be in place. Asked why wake and watch are still in place with new fire installations.</p> <p>MT: Advised that fire marshals are a highly risk averse measure in place to demonstrate all legal measures are in place while fire assessments and works are taking place. Recognised the disruption that works have on residents. Advised that industry and surveying risk assessment is always evolving.</p>	

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	<p>MH: Expressed view that building is safe and expressed concern with cost of fire safety programme. Again raised concern about disruption during installation.</p> <p>Cllr Yassin Mohamud: Raised concern with fire safety. Asked if they can guarantee evacuations will not need to take place again in Croydon House and asked about fire safety programme there.</p> <p>MT: Advised on newly installed fire alarm system, and advised that evacuation was due to fire alarm battery issue.</p> <p>Cllr Yassin Mohamud: Asked how they can guarantee that evacuations will have to happen again.</p> <p>MT: Asked for question to be taken away about evacuation taking place during Christmas period.</p> <p>SA: Asked about the logic with works taking place in other buildings when Barton House still has outstanding issues. Asked why other things were not included with roof work. Raised issue of litter in corridors being a fire risk. Raised issue with fire alarms not going off when there is a fire. Expressed belief that some flats are overcrowded and what is being done. Advised they asked fire service if they had lists of vulnerable people in the buildings and they said no. Asked what is being done about this.</p> <p>MT: Advised on approach taken for different programmes of work that take place at different times. Advised on requirements made of the council. Acknowledged that there are a number of works needed at Barton House. Recognised the unsettling experience of fire alarms going off incorrectly. Advised that overcrowding issues are overseen by Estates Management and will take it away as a question. Again raised on person-centred fire risk assessments which are currently being worked on. Advised that this information would be shared with fire service. Advised on desire to move to better system for person-centred evacuation plans. Recognised need for</p>	<p>MT</p>

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	<p>vulnerable residents to be in the safest places possible and cited national housing crisis.</p> <p>SA: Expressed view that council needs to have a more tenant-centric approach.</p> <p>C: Expressed view that the fire doors in their building are very strong.</p>	
3	<p>EIB/NIB update – Mark Goodey</p> <p>Update on re-launch of neighbourhood and environmental improvement bid system.</p> <p>NV: Advised they are not clear on the process. Advised they have spoken to housing officers and registered their interest. Advised they haven't had their interest acknowledged. Expressed desire for an agreed plan made with tenants before any work takes place.</p> <p>MG: Asked when application was sent in.</p> <p>NV: Advised they have not made an application but that they spoke to housing officer. Asked if they have to fill out a form online. Expressed desire for plan amongst residents before application is made.</p> <p>MG: Advised that this sounds like ideal project to be considered. Advised they can support residents making the application and then a consultation would take place.</p> <p>NV: Advised nothing can be done once scaffolding goes up in October and asked for something to be done before then so work can be undertaken as soon as possible.</p> <p>MG: Advised that it will be taken forward and they will speak with manager of Gilton House.</p> <p>B: Advised that previous improvement works on their estate was not consulted with residents. Cited problems with communication with council. Expressed view that many things haven't changed over a number of years. Asked why some work on their estate was costed at thirty thousand pounds. Expressed belief it could have been done for a lot less. Advised on washing lines being taken</p>	

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	<p>down from original position into area of shade and expressed belief this stemmed from no consultation with residents. Advised on CCTV camera coming off the wall and not being replaced, asked if this comes under bid process being discussed.</p> <p>MG: Advised that the policy and procedures for improvement have been updated so that consultation is a requirement of works moving forward. Advised that CCTV being replaced isn't an improvement and should be dealt with separately. Advised they will raise that issue with CCTV team and feedback directly.</p> <p>B: Acknowledged response sounding positive.</p> <p>MG: Asked where CCTV camera was before falling off.</p> <p>B: Explained location of CCTV camera.</p> <p>SA: Suggested council should be more vocal about funding. Asked if funding can be used in combination with other sources of funding. Asked how you can find out who your housing officer is. Asked what can be done if housing officers are not enthusiastic about funding.</p> <p>MG: Agreed on publicising funding and advised more communication is going out about it. Advised there is nothing to suggest they cannot combine funding. Advised referring problems with housing officers to their managers as an issue.</p> <p>IL: Advised they have shared link which allows for searching of relevant housing officers.</p> <p>S: Advised on their experience with estate improvement. Impressed upon improvement that can be made with funding bids. Advised on process and procedures being updated to include consultation.</p> <p>SB: Advised that they have struggled to locate their housing officer. Citing anti-social behaviour issues at their estate. Advised that the housing officers change so regularly that they do not know who they are. Advised that they did not know how to find their housing officer's</p>	<p>MG</p>

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	<p>team manager.</p> <p>MG: Advised they will speak to Les Goddard who is the housing manager of Barton Hill. Advised on high turnover of housing officers being an unavoidable problem. Advised that last six months has seen a more stable state of retention.</p> <p>Cllr Yassin Mohamud: Advised on issues at Lawrence Hill. Asked to meet so that improvements can be made, citing several issues.</p> <p>SA: Suggested better engagement from housing officers. Cited one instance of housing officer being in a community area, but with a police fan, expressed as not an ideal way of attracting communication with residents.</p> <p>MG: Acknowledged need for more visibility of housing officers and need to get balance right.</p>	
4	<p>Housing news update – Mark Tilling</p> <p>Advised that Fiona Lester has been made Interim Director Homes & Landlord Services</p>	
5	<p>Future topic items</p> <p>NV: Suggested discussion around role of housing officers. Expressed view that housing officers are overworked and underpaid. Suggested discussion around new council structure and how it relates to residents.</p> <p>MT: Advised that work is currently underway to look at how new structure will work with housing.</p> <p>CM: Suggested representatives of Avon & Somerset Police to come and discuss safety.</p> <p>Bob: Asked about EV charging points on council property.</p>	

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	<p>MT: Advised there currently is no policy or plans to adopt one. Suggested a discussion on the topic could be helpful.</p> <p>S: Suggested more resident engagement. Suggested funding for estate groups could be used to mobilise residents and reduce delay of new initiatives.</p> <p>SB: Advised that Barton Hill has some organisation through whatsapp groups. Suggested more engagement with residents.</p>	
6	Next forums 16th & 19th September	