

# TH Federation of TRAs Minutes

Monday, 28<sup>th</sup> February 2011 at 7.00pm.

Collingwood Hall, London E1



PRESENT				APOLOGIES
Phil Sedler - Chair	PS	Cllr Rabina Kahn	CRK	
Cyril Farby	CF	Andrew Robinson	AR	
Terry McGrenera	TM	Damian A Chittour	DC	
Myra Garrett	MG	Nick Gopaul	NG	
Claire Winter	CW	Darren Pauling	DP	
Sister Christine	SC	Eva Silver	ES	
Brian Stanley	BS	Bill Valentine	BV	
Uche Onwubiko	UO	Lucy Rogers	LR	
Ezinne Uchechukion	EU	Angela Broom	AB	
Elizabeth Adebisi	EA			
Mark Taylor	MT			
Lene Milaa	LM			

ITEM		ACTION
	<b>Meeting commenced at 7.00pm.</b>	
1.	<p><b>Apologies for Absence</b></p> <p>None</p> <p>PS Introduced Cllr Rabina Khan</p>	
2.	<p><b>Guest speaker Cllr Rabina Khan – Lead Housing “The Future of Social Housing in Tower Hamlets”</b></p> <p>Cllr Kahn introduced herself and explained what her role was and how she came to be there with the portfolio for housing.</p> <p>Expressed her commitment to not increasing rents to the 80%. How HB benefit changes would increase poverty in the borough and damage community cohesion.</p> <p>Key to working with RSL is a need for partnership but they need to deliver what they promised.</p> <p>Wants to protect tenancies to ensure families feel secure where they live.</p> <p>Nearly £100M to be used on decent homes.</p> <p>Would like to ensure that rents are kept at a reasonable level and not what is dictated by government or developers.</p>	

	<p>Cllr Khan then answered questions.</p> <p>Issues were raised about RSLs in the Borough and residents concern about promises in the transfer document particularly relating to resident participation. CRK explained what steps she is taking on one estate and offered to assist with resident queries elsewhere in LBTH.</p> <p>CRK was asked what kind of mechanism was in place to ensure RSLs, set up by the council, to deliver promises. She said she would find out.</p> <p>BV who had been on the Compact Group during the setting up of the RSLs during housing choice said that possibility of an RSL needing to be pulled back into line was discussed at the time. CRK said she would look into this.</p> <p>DP suggested all stock transfer documents should be published on line.</p> <p>Decent Homes funding was discussed. CRK said money will be spread over 3 years – programme will concentrate on initially on homes in most need.</p> <p>Leaseholder issues concerning lift service charges for ground floor residents.</p> <p>Are the homes being built in LBTH for the local population or for the G&amp;T set. Local people do not seem to be targeted by ads. CRK explained her approach to “affordability” and the kind of joint salary needed to access. She also said that she would try to ensure the highest proportion of social housing in new developments.</p> <p>Issues of compensation for people who had additional disruption due to over run during kitchen &amp; bathroom work</p> <p>Leaseholders are expected to pay a one off sum (£11,000) for concrete repairs. Some of this cost covers years of neglect. It was pointed out that many leaseholders are not rich.</p> <p>Decent homes money will be spread over 3 years – programme will concentrate on initially on homes in most need.</p> <p>CRK offered to return for the next meeting with Gavin Cansfield (CEO T. H. Homes)</p> <p>The localism bill in relation to “resident empowerment” in relation to planning matters and the LDF will be revisited in future.</p> <p>CRK explained recent changes housing revenue account and the difficulties Tower Hamlets faces with the size of the debt and the possibility of funding for the Federation.</p> <p>CRK questioned whether the present government really understood the implications of cuts such as HB.</p> <p>SC brought up the situation on Robin Hood Gardens where the 3 residents who took part in the selection of the preferred development</p>	<p>PS to email Gavin</p>
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	<p>partner had to agree not to talk about the process to other residents. A lively discussion from the group about the consultation process on the RG estate.</p> <p>CRK said the Federation could make a useful contribution in the future. PS asked how we could attract a wider group of people particularly from the Asian community.</p> <p>CRK ask that details of issues raised during the meeting should be mailed to her ASAP</p>	
3.	<p><b>Report on meeting with Mayor – 15<sup>th</sup> February</b></p> <p>PS gave a brief report on the meeting with the Mayor.</p>	
4.	<p><b>Estate-based H.O.O.P.S meetings – an update on progress and further input</b></p> <p>PS stated presently we have had one meeting at Malmesbury. Four more to come at Collingwood (9<sup>th</sup> March) St Matthias (15<sup>th</sup> March) Keddleston (12 April) and Pitsea TBA. He also asked if any other estates who would like to offer a venue to please get in touch.</p>	
5.	<p><b>Local issues from your area.</b></p> <p>Major Works Team changes. NG stated staff consultation was taking place. “interim managers” being cut and head of services going.</p> <p>UO asked if resident engagement team at THH has been disbanded. AR said they had spread the team around to various departments.</p>	
6.	<p><b>AGM and public meeting</b></p> <p>PS gave an update on plans to organise an event/conference – a series of meetings to be arranged for the working party.</p>	PS UO MG Poss SC MT
7	<p><b>AOB</b></p> <p><b>Date of Next Meeting</b> Monday 28<sup>th</sup> March 2011</p>	
	<p><b>Meeting closed at 9:10pm</b></p>	

Signed .....

**Phil Sedler**

**Chair THFedTRAs**

Date .....