



Lisgar Terrace Steering Group Minutes

6pm on 10 December 2019 at Lisgar Terrace Community Hall

Attending

Name	Title
Miss J. Philpot	Resident
Mr S. Gilmore	Resident
Mrs H Rodriguez	Resident
Ms A Peixoto	Resident
Frances O'Mahony	Home Services Manager
Ian Pattinson	Regeneration Manager
Emma Barnett-Warden	Area Services Manager
Guy Hunter	Estate Care Operations Manager
Sean Binns	Durkan - Contracts Manager

Apologies

Name	Title
Tony Hughes	Head of Home Management - North
Rus Khisamutdinov	Durkan - Project Manager
Ian Scott	Interim Director of Estate Care

Meeting Minutes

Minute	Detail	Action
1.	<p>Introduction</p> <p>Introductions were made around the table. Emma explained that due to having to an incident which had occurred, Tony Hughes was not able to attend the meeting but sends his apologies. Apologies was also sent by Ian Scott who was unable to attend but asked Guy Hunter to be present instead.</p>	
2.	<p>Development Update</p> <p>Ian reported that more signs were about to go up at the entrance of the estate by the main Gerda gate. Also, hoarding will be fixed in front of the blue cabins by the entrance of the estate once all the Durkan cabins have been moved there.</p> <p>Adriana pointed out that the signs for the estate were not clear in that they seemed upside down and needed to be looked at closely to figure out the lay out of the estate. Ian agreed to look into this.</p> <p>Ian informed the meeting that the Aftercare Team will be carrying out the end of year defects inspections in Autumn and Briar Court on 17th & 19th</p>	IP



	<p>December. He asked Jo and Sean to advise their neighbours to have ready a comprehensive list of all defects.</p> <p>Bike Sheds – Autumn and Briar Court will have fobs to access their bike sheds however, the other 3 phases will be key operated (these keys will be Secure by Design and therefore not copyable)</p> <p>The ceiling of the gateway between Merlin and Madeline was raised as it seems to some residents in those blocks that it was never properly finished. Ian agreed to check this with the plans as to the agreed finish.</p> <p>There is an on-going problem with the water supply to the bin sheds. This is being investigated by Durkan and Thames Water.</p> <p>Hilde mentioned that the landscaping in Merlin and Madeline Court was looking patchy where some plants had died off. Guy agreed to ask Alvys/Humphry to look at this with a view to maintaining it.</p> <p>Hilde said the smoking drugs inside her block was on-going. Frances to look into getting CCTV images.</p> <p>Adriana requested netting to cover the whole of the blocks in phase 5 not just the front. Sean B explained that the netting is to prevent objects from falling onto the street and therefore putting passers by at risk however it does not help with the dust issue as dust still gets through. With this in mind Adriana requested the windows be washed.</p> <p>After a discussion about bulk rubbish Ian said that the Development Team have a garage on the estate which he agreed could be used for bulk rubbish storage. Development will arrange for this to be cleared.</p> <p>Sean G asked about the drainage system in Phase 4 (Autumn Court) as a few times each week a terrible smell like a stink bomb comes through the kitchen cupboard. Ian/Sean could not think of a reason for this and advised Sean to ensure he includes it on his defects list to be investigated further.</p> <p>Sean G commented that he is surprised that there are many faults in Phase 4 that were also noted in Phase 1 such as difficulty in opening windows.</p> <p>Sean G went on to talk about the lifts (Autumn Court lift has been out of action since beginning of November) and the fact that they seem to break down so frequently and are generally so unreliable. After some discussion it was suggested that signs asking people not to smoke in the lift and not to hold the lift doors open/ prise lift doors apart as this contributes to the problem.</p> <p>Adriana asked about getting the gas meters moved so that they were vertical to the wall and therefore the covers were less likely to be damaged. Sean B said this would not be possible as it would mean the cutting off of gas supplies.</p>	<p></p> <p>IP</p> <p>Durkan</p> <p>IP</p> <p></p> <p>FO'M</p> <p></p> <p>IP</p> <p></p> <p></p> <p>FOM</p>
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<p>3.</p>	<p>Estate Services Update</p> <p>Guy reported that the Estate Services restructure was now up and running and that Lisgar Terrace has one full time operative (Jeff Banks) who works Monday to Friday 8am till 4pm. Each block will be cleaned weekly and on each notice board you should see the date when it was last done. At the bottom of this sheet is a list detailing what tasks are covered in the weekly clean. Guy stated that in order to ensure a good service is being delivered, the estate care manager (Humphrey Thompson) will inspect each block once a month.</p> <p>Guy added that as well as the fulltime caretaker, an out of hours mobile team (4pm – 11pm) is also currently being recruited. This will consist of a two person team covering five estates who will patrol the estates in the evening and will go inside blocks too.</p> <p>Adriana asked if Estate Services would still change light bulbs when necessary. Guy replied that they would do so as long as they could reach them.</p>	<p>IP</p> <p>IP</p>
<p>4.</p>	<p>Phase 5 Update</p> <p>Sean Binns reported that the internal walls to the flats had been demolished and the floor slabs removed to allow for insulation and underpinning and the digging out of the lift pits. Steels were due to be delivered the following week. Trenches have been dug out for the new gas pipes and water supply. The whole of the Durkan compound will be moved to the front of the estate by the main gate in mid to late January. A turnstile will be installed so that the contractors go directly onto the site from Lisgar Terrace. 80-90 operatives a day should be working on the site. The first piling (boring machine) is due to start on 13th Jan. Parking suspension will also start then to allow for access (three parking bays by the Gerda gate will be suspended). Estimated completion date September 2021. The middle gate will be operational around April - June 2022.</p> <p>Adriana offered to have a camera installed in her flat to make a time lapse video. Sean welcomed this and said it was certainly something to consider.</p> <p>Window Cleaning - Durkan will clean windows at the end of the project. Ian will discuss this at the Contractors meeting in order to arrange for windows to have additional clean.</p> <p>Ian reported that money will be released from Phase 5 to get the community centre/playground completed. This should be done swiftly, possibly late Feb 2020. There were comments as to whether the playground was needed in view of Marcus Garvey Park being next door and not many children on the estate. Ian said the park (for the use of children up to 14 years old) was a planning condition and therefore had to be included).</p>	<p>Durkan</p> <p>IP</p>



	<p>AOB</p> <p>Interest was expressed in a Residents Association. Frances agreed to contact Paulina regarding the assistance she can provide in getting a group up and running.</p> <p>Much appreciation goes to Hilde for the delicious birthday cake she baked for Emma and the prosecco!</p> <p>Date of Next Meeting</p> <p>6pm on 19 March 2020 at Lisgar Terrace Community Hall.</p>	<p>FO'M</p>
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