**Queensland Road Residents Association**

**17th April 2018**

**Minutes in progress – Natalie’s version, Becky may want to add/edit.**

**Apologies: Vivian Buffard, Alex Fisher, David Gritzman, Anna Morkowska**

**Attending: Becky Anderson – Chair. Natalie Tuckwell – Vice-Chair, Lizzie Ramsey**

**THE RA NEXT YEAR, RECRUITMENT AND AGM**

We have 4 committee members Chair, Vice-Chair, Secretary and Treasurer. Either 3 or all 4 of us will step down at the AGM, due to family/work commitments. Discussion of how to recruit new committee members, and that we need more committee members in order to spread the voluntary workload of what we do: emailing, writing, phoning and communicating between residents, Newlon and other organisations such as the Council, Arsenal FC and Co-Op. Some residents think we are paid by Newlon.

Attendance has dropped this year to an average of 4 people per meeting, whilst residents seeking our help to approach Newlon to help with unresolved communal issues (security, maintenance, noise etc.) has increased. Discussion of what areas we most often deal with. Maybe people do not need/want a Residents Association, or wouldn’t ask us to step in and liaise if Newlon dealt with their tenants’ problems promptly and effectively?

Voting method, roles and publicity of the roles was discussed. Agreed that people could email their nominations by 10th June to be read out, if they were not able to attend the AGM in person. Natalie has made posters in English plus 3 key languages identified by Islington Council’s survey (Arabic, Bangladesh and Turkish).

Discussion of inability to upload minutes to the website this year due to technical login problems, Natalie will upload to Facebook in the interim, and put up on noticeboards.

**The Constitution**

Has been signed and given to Harsha Amin at Newlon now. This was necessary in order for us to be legally recognized, and to apply for the £250 grant which paid for our AGM snacks, printer, inks and web domain name this year. It may be that the constitution changes this year to include a minimum percentage of the new roles as a basic requirement for running an RA.

**PROMOTION AND COMMUNICATION**

**Website: minutes, links, domain name and hosting**

* Lizzie our secretary has had some issues with being able to upload and access our website.
* Once she’s fixed it, she will share passwords and we will need to recruit someone to take it on, and change the name to [www.queenslandroad.co.uk](http://www.queenslandroad.co.uk)
* Islington Council meeting minutes to add to our website
* Add link to the gardening website (if not already done)

**Noticeboards**

* Now we have 8 noticeboards: in towers/blocks 1, 2, 3, 10, 18, 26, 34, 42.
There are approx. 20 single door households in the street, so if making notices we need 28 copies. 5 new residents attended the meeting in March as a result of seeing the posters, so it’s worthwhile advertising on paper as well as Facebook.
* Natalie will put up a poster to recruit a volunteer from each block to be the other resident keyholder. A neighbor at number 10 has already agreed.
* NB the Barratt blocks do not have a Resident’s association and they have 300+ letterboxes if we want to post something.
* To do: Natalie to put up contact numbers of local handy tradespeople:
	+ Liam ­– plumber 07585 773 254
	+ Richard ­– carpenter 07903 096 957
	+ Nelson ­– decorator 07741 144 661
	+ Violetta ­– cleaner 07715 379 542
	+ Robert ­– emergency locksmith 07796 490 598

**SOCIAL EVENTS**

Street party and road closing info re-sent to RA gmail inbox, if anyone wants to organize something. Do we have a small amount of budget for this left from our grant?

Should we look at buying some hot water containers so we can be hospitable and make a cup of tea/coffee at meetings? See <https://www.nisbets.co.uk/olympia-pump-action-airpot-etched-%27hot-water%27-3ltr/dp129> for £28 or £34 exc. VAT

The Big Lunch is on Sunday 3rd June. As at the moment there are usually only 4 of us, so the RA hasn’t got enough people/time to co-ordinate, but Natalie will suggest on Facebook and offer to lend items.

**SECURITY AND NEIGHBOURHOOD WATCH**

* Letter to Newlon about security issues, update?
* Front Lobby doors in Tower 1/3 is fixed, is the other one in the block [number TBC from notes in March - is it still broken?
* Islington Council help arrange sessions for cycle maintenance and bicycle tagging.
	+ To do: arrange a bicycle tagging session with Met police via Neighbourhood watch officer
	+ Canvas popularity for a dedicated Dr Bike session in our blocks. It’s costs a min of 3 hours at £50 an hour (£150). Cyclists interested could sign up and pay between themselves, with the suggestion to also cover kids bicycles in the session.
	+ When local groups hold community events Islington Council can sometimes support these with a Dr Bike service (<https://islington.coordinate.cloud/courses/dr-bike-sessions/>). If they charge for a Dr Bike service, the cost would be £50 per hour (minimum three hours) – sometimes Islington Council will fund it if the event is open to the public and fits in with their timetable.
	+ Contact: Owen Powell, Assistant Cycling Officer, T: 07793 218168
	E: mailto:Owen.Powell@islington.gov.uk

**OUR BUILDINGS**

**Monthly Joint Estate Inspections**

Vanessa and Alex are admirably continuing the Estate inspections for Towers 1 & 3.
To do: Natalie to promote this on the FB groups and encourage a volunteer for each block. It is in residents’ own interest as it gives them a chance to point out maintenance problems in communal areas, in person to Newlon. Contact detail for Newlon is Dan, email: getinvolved@newlon.org.uk.

**5-year planned building maintenance**

Lizzie with her architectural background has flagged up that this is a big subject affecting all residents. Any news? Can we suggest items to improve and who do we contact?

Suggestions from Natalie based on previous tenant’s issues include: smoked glass on our lower ground floor entry doors to improve security, to ask for glass around exposed railings-only balconies, more and better cycle parking, refresh painting in hallways, carpet cleaning, exterior repairs, improvement of ventilation/air conditioning, defective plumbing.

**UTILITIES: HEATING, WATER, LIGHTING**

**Eon Heat Tariff**

Query is ongoing with Tim Bryant at Newlon, asking Newlon to publicise our tariff settings again to residents, plus to query a recent letter from Eon. Becky is liaising on this. Elisabete Cidre has been waiting for an answer from Tim for a while and asked for our help (usually Tim is prompt at communications with us).

**Water and insurance**

Flooding from the HIU water heating units is increasing. One person in block 34 has been flooded 3 times. Other tenants suffered damp bedding, black mould on walls etc all winter. Newlon said tenants are responsible for insurance for their contents. Query as if this is a common problem it’s the system/model at fault. Also, the service charge covers building insurance.

The RA cannot fight this cause, but it can encourage others to co-ordinate a challenge to Newlon.

To do: promote the discounted Contents insurance with Thistle, negotiated by Newlon. See <https://www.newlon.org.uk/residents/insurance> and [http://www.thistlemyhome.co.uk](http://www.thistlemyhome.co.uk/)

Request a volunteer to ask Newlon/Eon to schedule maintenance on the units, considering the flood and/or fire risk (the water dripping make the electricity malfunction in one person’s flat)

**Lighting**

In his estate inspection of Tower 3, Alex Fisher reported some light bulbs that need replacing. Did Wates do this?

**STREET, LITTER AND ENVIRONMENT**

**The Cleaner Islington App**

We discussed promoting this again on our Facebook group. Would anyone else like to post this other than the usual people for more impact?

**Street litter and environment**

* A letter has been sent to the Chinese restaurant in Benwell Road asking them to use their bin instead of leaving rubbish outside. Natalie to also write to the houses next to the restaurant about dumping rubbish.
* Karshan volunteered to contact residents in Hornsey road dumping their rubbish bags outside, was he able to do this?
* A letter has been sent to Arsenal asking about:
	+ Maintenance schedule for the green eco roof with a photo proving there is access via a hatch.
	+ Flower areas around the trees outside the Co-op, as a communal gardening initiative to involve children from Queensland Road
	+ Asking Arsenal to spray-clean the road to remove dripped tar, chewing gum and dark clean corners where some fans urinate
	+ Asking if there is a community fund we could apply to for match-funding towards more play equipment in the communal garden.

**Green roof maintenance**

Becky and Natalie have written to Arsenal asking for a maintenance "Schedule for works” (see previous paragraph).

**Air pollution**

The letter sent to Arsenal about the roof and flower baskets also asked Arsenal to consider buying street signs that remind coach drivers on match days to turn off their engines. This is to reduce pollution from fumes entering our flats, and reduce noise.

**Noise pollution**

Has the Co-op got any better on delivery times following our work with the manager and the council? Note there is a new manager there now.

**TRANSPORT**

**Parking**

Natalie has emailed Islington Councilor Richard Greening, Dipak Khatri and Peter Hazzard at Islington Council asking for full details of their plans following their partial consultation on parking in Queensland Road. Mr. Khatri said that their survey generated 71 responses. There were 47 (66%) in support and 24(34%) not in support”. But support of what? Natalie has asked what the questions were in the survey and what is the conclusion? Lizzie’s suggested asking a resident who works at the council instead, to find out informally for us. Plan B.

**Cycling**

We are looking for a volunteer to ask Newlon about installing Sheffield bike racks, which will double space in our crowded bike store (Tower One). How are the other blocks doing for cycle parking?

Post-meeting update: David Mason in Block 42 has been emailing Newlon asking for better, more secure bicycle storage following the risk of damage to cycles near kids playing football, and the intentional deflating of all the bicycle tyres recently. Newlon Estate Team’s response was that their provision was adequate, and at own risk. Discussion ongoing as Newlon have a responsibility to provide us with secure storage, especially as their building planning permission was partly dependent upon us being a car-free development, and Islington’s focus on encouraging cycling.

**AOB**