

LANESFIELD TENANTS & RESIDENTS ASSOCIATION
MINUTES OF THE LTRA MONTHLY MEETING HELD ON 14TH NOVEMBER 2011
HILTON HALL COMMUNITY CENTRE, HILTON ROAD, LANESFIELD, WOLVERHAMPTON, WV4 6DR

1) Present:

Keith Jones (Chair), Beryl Weaver (Secretary), Karen Brown (Vice-Chair) Councillor Richard Whitehouse, Craig Gutteridge (Springvale Neighbourhood Warden), Sheila Wright, Debbie Cox & Heather Manser (Hilton Hall Community Association), Ramon Phillips, Betty Phillips, Iris Hartshorne, Jean Stevenson, Betty Brown, Eddie Colbourne, Edna Colbourne, Amarjit Gill, Lee Cotterill & Richard Syred (Wolverhampton Homes), M. Feeney, S. Richards & Police Sergeant Colin Mattinson - our new Neighbourhood Police Officer. (21 people present).

2) Apologies:

Betty Jones (Treasurer). Sandra Wright (Vice-Chair). Councillors Mike Heap & Malcolm Gwinnett. Kym Rowlands (Springvale Neighbourhood Warden).

3) Minutes of Last Meeting:

Minutes of the Meeting held on Monday 10th October 2011 were proposed and seconded as a true and accurate record after the following corrections: (Item 1. attendance) "Hartshorne" - incorrect spelling of surname. (Item 6.1) should read "10am" (instead of 10:30am).

4) Matters Arising:

4.1) KJ reported our application to become affiliated members to the Living Streets Affiliated Charter Group had now been confirmed. KJ explained how Living Streets (the National Charity representing the rights of Pedestrians) may be able to help with issues relating to Community Open Spaces Access and other issues such as inappropriate / inconsiderate vehicular parking. Following a discussion, several Members expressed concerns over Street Parking. AG said she had already passed on a report about 'Street Parking Problems' to Angela Barnes who would be dealing with it.

4.2) RW explained although 'Pavements' were part of the Highways Department jurisdiction, if a vehicle causes an obstruction it is the Police who have the power to act. However, it appears that they only act in extreme circumstances. It was suggested that our new Neighbourhood Police Sergeant would be the best person to advise on such matters and people may wish to speak to him in person at the end of this meeting.

4.3) (Item 3.1) KJ read-out an email from Tony Lester (Wolverhampton Homes) confirming the LTRA Election Results (for our Records) to accompany the Minutes of 10th October Meeting. A copy of the Results was made available for members to view.

5) Finance & Funding Applications:

5.1) KJ presented a Balance Sheet prepared by BJ (Treasurer) outlining Income & Expenditure (Copies made available for members to view) explained about the Funding LTRA receives from Wolverhampton Homes each year and what last year's money was spent on.

5.2) KJ asked Members to sign a 'Proof of Support Document' that had been emailed by Tony Lester (WH) which when completed provides evidence of community support needed to qualify for this year's LTRA application for Funding. RW explained that there were conditions set out by WH for ALL local TRA's and KJ read-out the criteria contained on said form.

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5.3) KJ reported he had put forward a 'Funding' application to Wolverhampton Homes on behalf of the LTRA to the value of £1,970.00. There was no time for consultation with anyone as the deadline literally was 'Days Notice'. KJ completed the applying form and delivered it by hand to WH Wednesfield Office on Monday 24th October 2011. As yet, we have had no feedback as to whether we have been successful in our funding bid, or not. KJ provided a copy of the funding application for Members to view and explained briefly what the funds would pay for.

6) Any Other Business:

6.1) At this point RW introduced our new Neighbourhood Police Sergeant – Colin Mattinson – who explained his policing remit and responsibility covered both the Spring Vale & Blakenhall Areas.

6.2) RW informed everyone about the meeting of the 'Petitions Committee' scheduled for Friday morning (18th November) who would be deciding the fate of the proposed 'Alcohol Free Zone' for Cosuth Road / Woodcross, Spring Vale Park and at Hilton Hall Community Centre & Playing Fields.

RW said that he had met the Manager of the Parks Department, who supported this application, however, the Police were reluctant to support this proposal as they had not received sufficient evidence i.e. phone calls from the public reporting Drink related Anti Social Behaviour, and had not been called out to deal with any drink related ASB incidents. Sergeant Mattinson emphasised the need for a whole community response to this problem and without this type of evidence they found it difficult to justify endorsement for this petition to be acted upon.

6.3) Edna C. said that she & her husband had reported such incidents of drinking, swearing and general ASB problems to the Police and had calls 'Logged' but said it appeared that nothing was being done to stop it. EC said there were still problems with illegal motorcycles being driven over the Playing Fields and around the roads of our Estate. KJ said that the Hilton Hall Management Team had also phoned in complaints about these two problems and the motorcycle problem had been dealt with by the Wednesfield Police Motorcycle Team – who had caught & confiscated six illegal motorbikes & Police had been called out a couple of times to deal with Youths causing drink related ASB.

6.4) RW suggested that this behaviour was a 'Seasonal' problem and occurred less in the winter due to the poorer weather conditions, however, because it typically takes sometimes six to nine months to get a 'Alcohol Free Zone' officially in place, RW felt we should push for this now and hope that by the summer time it will be in force.

6.5) IH & KB both reported problems with damaged 'Electronic Door Locks' at their respective Flats main entrances security doors and constant problems with the Security Doors being propped open by the same residents each day. They feel very vulnerable and want to know what WH are going to do about this problem. RW said he had spoken with the people who had won the Tender for repairing and maintaining the Doors & Locks at the Flats and perhaps these should be contacted. AG said she would pass this complaint on to the relevant department to sort this problem out.

RW also said that in similar Flats in Hurst Hill, people have had external post boxes installed because of problems encountered with 'Postal Deliveries' (relating to Doors being propped open all day long – which poses a security risk) and if the general

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consensus by the members here was to have such external post boxes fitted perhaps this could be considered for funding under a WH 'Minor Works Bid'.

6.6) BW raised the issue over the WH policy on the ban on the use of Door Mats and the insistence of WH to have Fire Rated Front Doors installed to all WH Flats (Leaseholders to pay for their own Door to be fitted). RW said there seemed to be double standards in operation as he knew of many WH properties not conforming to the Fire Door regulations, whereas 'Leaseholders were being pressured into having their doors replaced immediately.

BW suggested that because many people were having UPVC Doors, they also need to ensure that these Doors have the appropriate 'Fire Certification'. BW also said that in her experience it was often cheaper to get new Fire Doors from WH than from other commercial sources.

6.7) LC (WH) said that Fire Regulations stipulate that Doors must act as a Fire Stop (of at least 30 minutes) in Communal Areas and this is not just a WH policy but a Legal requirement.

6.8) BW said several tenants had complained about 'Cracks in the Floors' at the Flats and LC said he would report it and get someone out to inspect the problem. However, in the case of Leaseholders Flats it was not WH who are responsible for repairs to these Homes.

6.9) RP asked why Kamla Atwal & Christine Eccles (who now jointly manage the Wesley Court Flats situated along the Birmingham New Road) were not present at this meeting. KJ asked AG to invite Kamla & Christine to attend future meeting as they were representing Tenants who regularly attend each & every monthly LTRA meeting. RP wanted to know why they needed to be invited, surely they had a responsibility to support and represent Tenants at such meetings.

6.10) RP reported problems with 'Rubbish' still not being cleared away despite repeated requests. RP wanted to know why it hasn't been reported to the relevant department or followed-up for removal. LC assured RP that this will be acted upon. Edna & Eddie C. reported unsightly rubbish (doors, cupboard panels & wood) outside of a WH Maisonette in Hilton Road. He said that he had no jurisdiction over Leaseholders property and he could not authorise the removal of rubbish from such properties. The most he could do in these circumstances was to write to the Leaseholder and ask them to remove the rubbish. LC said he would investigate this matter and deal with it appropriately.

6.11) At this point KJ invited Lee Cotterill & Richard Syred (Wolverhampton Homes) to comment on the long suffering problems with regards Karen Brown's Flat. LC explained some of the historic problems encountered at this Flat prior to KB's tenancy. LC said it was found that a great deal of water had leaked under the Floors from 'split / damaged' Water Gulley at the rear of the property. This was repaired and water 'pumped away' and no evidence of further water ingress was found and no structural dampness found beneath the floor. The main problem with this property is that there is a 1.1 Meter gap between the ground beneath the Flat and the wooden floor of the Flat. It was this 'Void' beneath the floor which was responsible for 'Cold Spotting' into the room. LC: this had now been eliminated by the use of a French product called

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'Sempafloor Insulation', used on the floors in the Flat to seal off draft / cold air coming through the floor. 'Sempatap Insulation' had also been used on the walls in KB's Flat.

Richard Syred explained WH had employed the services of specialist 'Geo-technicians' and a survey of the Flat was carried out by Mercia Preservations Ltd (an independent company) who found no evidence of water under the Flat and his research showed no evidence of a 'Culvert' running under these Flats (in Needwood Drive).

KB said that the workmen had done the Pantry (and other rooms) but had missed areas behind the appliances (washing machine / fridge). RS said he would sort this out asap. RS also stated that her Flat was the only one in the Block of Flats to have a 'Wooden Supported Floor' – with a 'Void' underneath – and explained some of the problems encountered were to do with lack of ventilation, i.e. condensation and black mold, being present due to a combination of causes. The correct amounts of heating, insulation and appropriate ventilation should now stop further condensation and mold developing.

RS recommended the ideal 'overnight' temperature should be 13 degrees – and to leave the windows slightly open (on the security latch) that would provide sufficient ventilation to stop future problems.

KB said she was not comfortable with leaving windows open at night. Several others agreed that they were also uncomfortable leaving windows open.

RS assured KB that he would monitor and survey her Flat in a couple of weeks time to ascertain if these measures have been successful. With regards security of ground floor Flats, RS assured everyone these modern 'Locks' are quite secure when you set them on the 'First' Latch (which leaves the window secure but slightly open).

6.12) KB reported a water overflow problem (coming from Flat No.22). LC said this was being dealt with.

6.13) RW informed everyone about Councillor Malcolm Gwinnett's Community Surgery being held at Hilton Hall tomorrow (15th November) and suggested members attend if they wish to raise issues, or wish to find information, etc. Councillor Gwinnett will be available from 5pm until 6pm. ALL are welcome to come along and meet Councillor Gwinnett.

7) Date of the next Lanesfield Tenants & Residents Meeting:

The date of the next LTRA Monthly Meeting will be held on Monday, 12th December 2011 commencing at 2pm. to be held at Hilton Hall Community Centre, Hilton Road, Lanesfield, Wolverhampton, WV4 6DR. Telephone Contact: 07765 709 716

As this is the last meeting of 2011 the Chairman; on behalf of the LTRA Committee, would like to invite you along to a relaxed 'Festive Community / Social Gathering' where those of our Tenants & Residents who have regularly supported us can share some fun and food, and get the opportunity to socialise together, reflecting back over the past Year and generally talk about more positive things that we can organise for the Lanesfield Community in 2012.

KJ: will ensure the initial 'Meeting' part of this event will be kept to an 'Absolute Minimum' and use this opportunity to 'Thank Everyone' for their support and encouragement.

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