

Minutes of a meeting of the Chadwell Housing Group held on Tuesday 19th February 2019 at The Harvester, Chadwell Heath

Present

Comfort Mbamarah – owner flat no 25

Steve Gee (tenant) and Joy Raine (owner)– flat no 27

Liz Junor – owner Flat no. 29

Susan Pollard - Flat no. 35 (tenant and daughter of owner Marcia Pollard)

Gary and Theresa Willson – owners of Flat no. 39

APOLOGIES

1. Apologies were received from Adnan from no. 37. No apologies received from Hurdeep or Sonia Lidder owners of flat no. 31 or Said and Kay Malik in relation to flat no 33 but they did not attend.

MINUTES

2. Minutes of the last meeting were discussed

GENERAL ITEMS

3. Comfort Mbamarah attended her first meeting and has agreed to pay her outstanding service charge debt of £4,020, as she is looking to remortgage her flat. She will do this by paying a minimum of £600 a month which will clear the debt in 6.7 months. The first payment will be made in February 2019 so the debt will be repaid by August 2019. This came as a huge relief to all in attendance.

4. It was mentioned that there had been problems in the past with tenants from Comfort's flat in regard to smoking cannabis and general anti social behaviour. These problems seem to have lessened for now but it was important that Comfort was aware of the problems that had been occurring with regard to her tenants. If there is any re-occurrence we expect her to deal with the issues as soon as she is alerted to them as it is not fair for the other residents to have to tolerate such bad behaviour.

WORKS/MAINTENANCE

5. The issue of a secure door entry system was discussed as it is felt that security of all residents is of the utmost importance. Gary is

getting quotes for these works but it is proving more problematic than at first thought. This is because there will be no point having a secure system at the front door when the back door is still accessible, so there will have to be a secure door at the back also. The question arose of whether we need a fire door at the back so we will have to liaise with the fire brigade over this.

(After the meeting Gary confirmed that he was meeting a Contractor at the block on Saturday March 23rd in order to look into this matter.)

6. Gary is also going to get a quote to have the branches that are overhanging the garages cut back. The problem here is trying to find which house these branches are coming from.

7. Gary is going to have a security camera installed at the back.

8. If there was enough money left in the kitty we would like the fascias and soffits replaced.

9. A much lower priority would be to have the upstairs lobby area painted.

9. Gary reported that the fence at the front had been mended and everyone agreed it was looking much better.

10. Gary had also sorted out an issue of fly tipping around the back.

INSURANCE

11. Sonia had some damp in her bedroom but would have to sort this out as a separate issue with the insurance company.

LICENCE

12. Joy advised everyone to look into the issue of licences as she thought that you now needed a licence costing £500 per property in order to rent out a property in Redbridge. Failure to do this could incur a large fine.

13. The next meeting will be at 8pm on Tuesday April 30th 2019 at The Harvester, Chadwell Heath.

Liz Junor

March 25th 2019