

**Quarterly One Manchester/CSM – Bentley House TARA meeting**  
**Tuesday 20<sup>th</sup> March 2018**

Present from One Manchester: Barry Seers, Jim Breen, Gary Power, Kirk Moore, Steve Welborn  
Present from TARA: Alan Holmes, Jenny Barnard, Lucy Carlin  
James Vandeventer – PhD student (observing only)

**Last meeting minutes: 12.12.17 reviewed and actions followed up**

**1. Caretaker & general cleaning**

Kirk: 30<sup>th</sup> October 2017 all ramps cleared, meeting Maintenance Manager 20<sup>th</sup> April 2018 to plan working. We have been meeting Biffa and MCC; Biffa wanted bins at the end of each block, but that's not going to happen. Poor weather affected this recently. Signs on bin shed doors have been taken down, some residents have spoken to the Caretaker James Pollin about changing the signs to something more specific which may be more effective e.g. '*no parking here on Thursdays due to bins being emptied*'...

**Action: Mark Bradbury is contact for Biffa: Kirk to check with Mark if he can pass on email address to TARA.**

Alan has asked Nigel Murphy for more public bins for the estate, he says there's no MCC money for this.

Humberstone bollards still ongoing, want more but some resistance. Hoping to finish Spring 2018.

Rough sleepers not been found in binrooms over last month, partnership working with Biffa continuing with Jim Pollin, Caretaker.

233-237 Hulme Street binshed door doesn't close.

**Action: Kirk to sort.**

Alan: 20-30 Humberstone bin shed bolt still needs replacing.

**Action: Kirk to sort.**

People need to log problems with binshed doors etc with Call Centre.

Odd Job Caretaker/Joiner will be doing small jobs for estate: Nick, based at Hulme Court.

Jim: spoke to Humberstone resident about flytipping concrete and other waste onto shrubs on Letsbe when they renovated and fenced off some of the communal garden that backs onto Letsbe. Jenny reported this twice and Kirk actioned the removal. TARA concerned that resident not fined.

2016: 27 tons of rubbish flytipped on Bentley; Jan – March 2017 12 tons removed but slowly improving now. *Inspire Magazine* will mention about people collaborating a bit more with sharing furniture etc. More flytipped furniture on Leaf Street and Hunmanby spotted, some 'regulars' doing this.

**2. Repairs & Quality Control**

Gutter cleaning: Gary and mobile maintenance team working on this; most is now done; first time this has been done for years. 1 address left for gutter to clean on Humberstone. Cherry picker – may bring back and use it check gutters and downspouts. Could check bottom section of gutter off and see what comes out. One Mcr concerned about ad hoc jobs, needing a proper works regime and to be 'smarter' about it.

Steve: Could use hedgehog-type gutter block to stop them blocking up which will reduce need for regular clearance.

Lucy: concerned may still block due to not being properly cleared & downpipes still possibly blocked. Could access the 8 blocks with flat roofs for inspection. Could you use a drone to check walls and roofs?

James: Used in multi-storeys. Need to use specialist company re data protection. Can cause some consternation among residents (as it has in the multitis), though very effective.

**Action: Barry to contact Carl Horrigan & Nick Moulding (Main surveyor) about flat roofs & their maintenance/servicing (which has not happened since they were installed). Dennis Wellington planned this previously.**

**Walkabout for quality control: Nick Moulding & member of Carl Horrigan's team, Jim Breen, Barry Seers, Alan Holmes, Lucy Carlin, James Vandeventer: Tuesday 17<sup>th</sup> April 10.30am meet @ TARA office**

Gas pipes: National Grid (now *Cadet*): have freephone number 0800 111 999; they will inspect gas pipes and will lead on fixing.

Barry checked if leaseholders can buy in Gas Check services from the Handyman Service; it's not available and is expensive.

**Action: Barry to send updated Quality Control document through to TARA – done @ March 2018**

**Action: Barry to send copy to Kirk.**

Some residents have moved on so not contactable. Barry and Jim overseeing and Kirk and Jim could check through and tick off quality control sheets. Lots of jobs done.

**Walkabout for greenery & grounds maintenance after AGM: Gary Power, Kirk Moore, Jim Breen, Alan Holmes, Lucy Carlin: Thursday 26<sup>th</sup> April 10.30am meet @ TARA office**

### 3. Fire safety update

**Action:** Barry to talk to fire brigade re smoke alarms, fire risk assessments for blocks; specific risks with a flat on Humberstone. One Mcr want to inspect lofts as some roof spaces need decluttering. Focusing on re-cladding now. Caretakers doing fire risk assessments in all multi-storeys. Communal doors are metal so don't class as fire door. Fire doors are within flats.

### 4. Binsheds & anti-social behaviour (ASB)

Nothing been reported or witnessed in binsheds recently. Regular meetings with GMP; no updates re Redbricks. If see dealing, we need to send car number plates on to 101. PCSOs not seen. Ticketing going on of cars without parking permits after a long period without any patrolling.

### 5. Sewage issues

Barry can't get hold of plans for estate for United Utilities and they often don't seem to have plans to share. Problem is with what's their responsibility, the residents and the landlord. More drainage trucks visible clearing drains.

**Action: Still need a letter re disposal issues, how to get issues dealt with (Ronan); Kirk to chase. New residents don't necessarily know what's what. Barry and TARA to work together on it and include information about binsheds and homelessness.**

### 6. Bike storage

TfGM: lost last money due to objections. Popular and secure elsewhere.

**Action: TARA will bring it up at AGM and agree new locations to feedback to One Mcr.**

### 7. Leaf Street / Keepmoat development

Estate really filthy at the moment. Roads not cleaned everyday, possibly once a week. No updates on window cleaning.

**Action: Barry will chase up getting ALL Bentley House windows being cleaned – no progress yet as work not finished.**

## 8. Leaf Street, Letsbe Avenue, Hulme Street / green spaces

Barry to ask 'Grow in the City' for information (re City Road compost and water butts) – project for local tenants groups looking at project work for gardening.

**Update: Rachel Howe, Place Manager for One Mcr oversees Support and Wellbeing team.**

Gary: ivy on walls: lettered all residents, one resistant. Compromised and cut ivy down to middle floor building. Top end of Rockdove ivy was weighty, puts a strain on the building. Quite happy with response, people wanted it doing. Ivy on TARA office window half removed – fence will fall down if removed! Removed from binsheds when Cleaning Team did gutters. Bottom of Humberstone/Clarendon Road ivy cut at bottom so wall is covered in dead ivy.

**Action: Gary will check for other ivy & removal of dead ivy from walls**

Event last week where Gardening team had help from 'Payback team' (from the Probation Service) who tidied footpaths on Jackson Crescent & Hulme Street and put bark mulch down on Hulme Street and Leaf Street paths. TARA didn't know about it. Realised that One Mcr have been emailing the Bentley House TARA Googlegroup and it's been bouncing as it's a private group for TARA committee members. Need to email [tara@redbricks.org](mailto:tara@redbricks.org) which goes to Jenny and she can distribute to the Googlegroup email.

Gary wants to do more gardening events. Want to get a better service going and using Payback Team for clean-up events, path clearing. Booked for Tuesday and Wednesday for Leaf Street next week. Informed to be sensitive about flowers and plants etc. Planters falling apart, not fixable & rotten.

**Action: Gary to check with recycling project about making some new planters to replace old ones.**

Steve: Tree survey update: *Urban Green* doing this across ALL 9000 trees across estates. Done east side and working through Hulme now; should be completed end of April. TARA would like consulting, if any trees need removing will talk to TARA about why. If removing anything, One Mcr will replace. If residents have concerns about trees they want dealing with, don't want to take any down if not needed. Some have been in touch about particular ones and it's great to see how passionate residents are about the greenery. If healthy and not causing any issues, would like to leave trees as they are. Trees in full bloom create more for the environment and improves air quality: micro-area green foliage absorbs away fumes from Mancunian Way. Will go through survey with TARA and then One Mcr will look at costs. All kinds of work will be done. Maintenance programme will be developed from that information.

Tree with Honey fungus at end of Hunmanby, removal was delayed but it's been taken out now. Will be replaced with a more resistant one, planted in same area.

Gary: apology re non-removal of knotweed in Letsbe garden. We have 85 gardens with knotweed in and didn't add the Letsbe one to list. Sent team out to do it, they didn't, should be done around late summer 2018. Will inject it with poison and then a specialist company will remove. Rhizomes if cut sends out more runners.

**Action: Gary to let TARA know when it's done.**

TARA: Lucy W is considering making some maps of the estate to show details of trees, plants, shrubs etc, which will prevent confusion with new residents and staff members. **Still TO DO** Gary sent a map of the estate to Lucy W. She was going to highlight areas she wanted One Mcr to look after and didn't get it back. Gary happy to do walkabout with willing gardeners.... concerned about area outside Maggie's as she spent a lot of time there, want to ensure nothing is cut or removed.

**Action: TARA will talk about it at AGM.**

Strimmer: was working when donated. Ours is defunct and Gary will replace. Will get the other back and repair. Happy to strim areas.

**Action: Lucy C will take strimmer to TARA office.**

**Action: Gary offered £200 from the Community Fund for tools he can purchase for TARA: Jenny, Lucy W and Lucy C**

**to put list together.**

Green waste: needs to just be in one area; agreed 2 sites at end of Leaf St & Letsbe. Can't control residents dumping their green waste anywhere.

Lucy C: small oak tree hacked and dumped in communal Letsbe gardens by resident of 64 Hunmanby.

**Action: Jim to speak to resident.**

Gary: Changing of staff affected green team last year, went from covering 150,000 square metres to 450,000. Bit challenge and looking to keep improving. They do their best! Payback team has been helping.

**Action: Barry to chase Alan Leicester re noticeboards and match-funding for external noticeboards – only agreed 2 not 7. Barry to chase up Adam as he's been leading on this.**

#### 9. Neighbourhood Investment Fund (MCC) & Neighbourhood Fund (One Mcr)

NIF: Barry put bid in for Skip Day for multistoreys. New Ward Coordinators Pauline Collins and Patrick Hanfling. Councillor Igbon wants to come to TARA and OneMcr meeting.

**Action: Barry to send link.**

TARA received £300 from One Manchester's Neighbourhood Fund towards TARA admin costs, arranged by Lesley Brereton.

#### 10. Leaseholders

Latest Leaseholder Forum was on 21.03.18 but Lucy C and Jenny didn't receive a letter about it.

**Action: Barry to chase this and invite Graham Bennett (Interim Leasehold Manager) to next meeting.**

Subletting: trying to prove this is difficult. 2-3 years to resolve and evict. MCC *Tenancy Fraud Team* also find it difficult. Can sublet a room or two as long as you're living there, have to prove mail going to another property, 'intention to return', main home, working away?

Savills stock survey: asked One Mcr for list of addresses, independent, wrote to them, stock condition to properties, updating system and highlighting priorities for future works, meeting *Decent Homes* standards. If anyone random, needs reporting to One Mcr.

#### 11. AOB

Update on ex-Humberstone resident requested by TARA and given by Barry.

Yellow Sherpa van on Humberstone that hadn't moved for years got stolen.

Alan: one solution to blocked drains is to recycle used cooking oil (done in Sheffield and blocked drains non-existent), company who does this are Olleco: 08448 200200. Barry went to briefing at Keep Britain Tidy

@Thomas Court: trying to encourage more recycling: measuring how much recycling collecting on a daily basis. Jetting drains is a problem. Education needed for residents.

**Action: Barry will speak to contact at KPT**

#### **Remaining quarterly One Mcr-TARA meetings for 2018**

- Tuesday 12<sup>th</sup> June 2018, 6.00pm, Lovell House
- Tuesday 11<sup>th</sup> September 2018, 6.00pm, Lovell House
- Tuesday 11<sup>th</sup> December 2018, 6.00pm, Lovell House

*End of meeting*