

Lockner TRA meeting 23rd January 2025

Attendees

Name	Role
Guy Rochez	TRA Committee (Co-Chair)
Cordelia Harwood	TRA Committee (Secretary)
Rubina Afsar	TRA Committee (Co-Chair)
Maria Grazia Savito	TRA Committee (Treasurer)
Germa Belay	TRA Committee
Cllr Jasmine Martins	LBH Councillor
Farouk Mohamed	LBH Housing Officer
Can Hassan	LBH Cleaning Supervisor
Kishen Parmar	LBH Cleaning Team Leader
Steve Chatterton	Resident
Jessica Boekhoff	Resident
Andrew Strange	Resident

Introductions

- Joined by Lockner cleaning team and Jasmin, counsellor

New housing officer – Farouk Mohamed

- Welcomed Farouk to the meeting and the role of housing officer.
- Manages Lockner estate among other estates. This is his first Lockner TRA meeting and is keen to hear from residents about the issues they are facing.
- He has done an external tour of the estate to get a sense of the buildings and layout.

Estate cleaning

- Can and Kish were in attendance
- Issues raised by residents include:
 - The need for deep cleaning and jet washing the walkways around the estate. Can can arrange the jet washing of the walkways and the play areas, however they have difficulty accessing some areas due to the length of the jet wash hose and/or an inability to access the estates due to parking bays in use or bollards. In the areas they can't access, the washing needs to be done by hand rather than with the jet wash.
 - The stairs are cleaned by hand rather than jet washing.

- Children have stopped using the playpark because it's slippery. There is no schedule to clean the play areas, Can said it is done based on need. A request was raised to prioritise these areas for cleaning – the cleaning team will pick this up.
- Queries were raised about whether the parking bay could be suspended to allow access for the cleaning vehicles. Farouk was asked to look into this.
- A request was also made to clean the balustrades on the upper areas of the blocks as these are dirty – the cleaning team will pick this up.
- A query was raised by residents about the bins and bin stores. The bins are often left out after they have been empty by the bin lorries. The cleaning team will share contact details for the waste collection team so we can report the issues.
- The garden waste has also recently been cancelled for the estate. A query was raised about this and what the 'offer' is for Lockner estate – there is currently no system for garden waste for council estates. The cleaning team will raise this with the waste collection team.
- The cleaning team will also do a walk around which Farouk will attend.
- If there are issues, then the cleaning team can be contacted directly to help on specific issues.
- An issue was raised about the external taps which are often left open and water is left to run. The cleaning team and Farouk will look into fixing this and (if needed) will look at putting a protective box around the tap to ensure that access is only for residents.

External improvements

- In February (19th) there is a walk around with Tina (project manager for the garage redevelopment) and Issac.
- Things that need to be considered for the walk around
 - What do we want from the Resident Estate Improvement Fund
 - What improvements do we want as part of the garage development (should it go ahead). E.g. light upgrade for the current estate.
- Frustration was raised about previous walk arounds and nothing happening as a result.
- Things that have been suggested before:
 - Seating in the play areas for people to sit at while children play
 - In-floor trampolines in the play areas
 - Ping pong tables
 - Outdoor gym equipment
 - Planters in communal areas (particularly in areas where fly tipping happens)
 - Resurfacing of the football pitch
- External improvements is about adding something else, not about repairs. But we need to focus on improving what we already have and making things better.
- It is unclear how the Resident Estate Improvement Fund is funded – is it additional funding and would we be charged for any new things we add?
- On the service charges, there is no line for planned maintenance of the estate. We need to clarify what the schedule of planned maintenance is with the council – it is hoped that someone from the planned maintenance team will be attending so we can

understand the scheduling. Farouk to help organise this & get hold of schedule of planned maintenance.

- If anyone has any ideas for external improvements, these should be added to the WhatsApp group.
- In 2022/23, there was a £9k service charge for scaffolding for a roofing survey – however we have never had a report from that survey. This needs to be raised with the council so residents can understand what happened as a result of this, given we paid for this. Farouk/Cllr Martins to look into this.

Update on Blandford garages development:

- The Blandford garage development has a resourcing issues (due to staff member leaving).
- Cllr. Martins provided an update:
 - Tina is under resourced and she is working on a number of projects, she is working on those projects which have progressed at a faster rate.
 - There are also financial challenges with the development and design risks. The cost to complete the development is higher than the project budget. There is a cost analysis happening and it is hoped this can happen in March 2025.
 - The aim is to gain cost clarity to the project, do market research on the commercial viability of the commercial unit.
 - The hope is that the team will be onsite by March 2026, assuming the project goes ahead and the financial viability is confirmed.
- A query was raised if the cost of the develop goes up, would this impact the number of homes for social rent. This is unknown at the moment, but this will be based on the financial modelling and viability.

Planning applications to convert the community flat for residential use:

- Cllr Martins provided an update:
 - The plan is still to convert the flat back to residential use.
 - It is going to planning committee, but nothing has been submitted to the council yet.
 - Jasmin will confirm the timelines for this.
 - The resident participation team will continue to liaise with the TRA and residents and we should have a transitional plan in place by the end of the 24/25 FY (end of March 2025).
 - It has again been noted that the TRA and residents still need a space for resident meetings. Cllr Martins said that officers had relayed that 'suitable spaces' have been identified.
 - Once planning has been granted, the team will proceed and the transitional plan – this will continue regardless of the TRA having a suitable space or not. The priority for the council is to address the housing issue.
 - The Old Bath House (on Englefield Road) has been identified as a possible solution. This is just across the road from the bus stop by the estate.
- It was flagged that the only transitional plan acceptable for the TRA and residents is to stay in the community flat until a new space is provided in the new development or an alternative space on the estate is found.

- The TRA flagged they hadn't heard from the Hackney team leading on this since meeting with them in August and were surprised by the wording.
- It was flagged that the transitional plan being ready for the end of the FY isn't long enough notice (date of meeting being 23rd January and the end of the FY (31st March)).
- It was understood that the priority is the housing, however there are 4 void flats on Lockner. Why are these flats not the priority for putting council residents into?
- All void properties and housing is Steve Waddington – the issue of the void properties should be raised with him, which Cllr Martins will follow up (as she has already raised it with him).
- Jasmin will also bring a formal proposal for the TRA use of the Old Bath House. This would be for an interim period. There is still a commitment for the new development to have a community space.
- There is a leak in the ceiling of the community flat – this was raised with Cllr Martins.

Upcoming TRA activity

- We have £2,500 to invest in community events and activities.
- Ideas of what we can do this year
 - Rio film screening – potentially in Easter school holidays
 - Big Wave – surf lessons (due to open this year)
 - Big Lunch – in early summer time
 - Panto at Hackney Empire
 - Boat trip
 - Workshops (graffiti, tie dye)
- Maria to check the DBT Party in the Park date to make sure it doesn't clash with our plans for the Big Lunch.
- TRA to set up a poll to ask residents which ideas they like the most.

AOB

- Accounts: last year there were four items where there were no receipts:
 1. £30.99 for Amazon for a power extension to replace a cable of a resident's whose was taken by mistake after the Big Lunch.
 2. £3.30 TFL charge
 3. £78.40 at Hackney Empire for additional tickets for the panto in 2023.
 4. £20 in cash was given to residents for use of their electricity for the Big Lunch 2024.
- These were presented and accepted by the attendees
- Fuel allowances: the DBA has a service which helps residents with issues paying for fuel/utilities who can then be issued with vouchers. TRA to send this around for residents.

Farouk thanked residents for the meeting. He said that the priorities for him are about the residents who are already here and the issues residents are already facing. Key issues he has picked up as a result of the meeting

- Void flats – he will raise this as an issue and ensure that the status of these flats should be communicated to residents.

- Cleaning and general maintenance of the estate.
- The play areas – these need to be prioritised for cleaning and to make sure they are usable by residents.