

St. Stephen's Road Residents' Association Minutes of the Steering Group 16/01/2018

Present Chairperson: Moira Newlan (MN)

Steering Group Members: Mike Packford (MP), Chris Hearn (CH), Jennifer Craythorne (JC), Winston Gordon (WG), Leslie McLennan-Yeo (LM)

Apologies: Jane Joseph (JJ), Maria Walbyoff (MW), Cheryl Young (CY), Sharan Puri (SP), Rajan Mendis (RM), Tessa Archbold (TA)

In Attendance: Mukesh Malhotra (MM)

Agenda Item #	Description	Summary of Discussion and Decision	Action to Be Taken	Responsible Officer	Date for Action Completion
1	Welcome & Apologies	MN welcomed those present. The requirement for 6 members to be present was met. Apologies from steering group members were noted.			
2	Minutes of last meeting	Minutes of last meeting were circulated in advance via email and hard copies were provided at the meeting. No amendments were made.			
3	Paving	MN updated the group on where things stood. Our contact, Sabeel, had been very responsive in the autumn. Sabeel has a list of our concerns and guaranteed that nothing would be signed off on the paving until the concerns were addressed. MN and group members noted that some return work	Follow up with Sabeel or Cllr Mann and pass on remaining issues	MN & MP	As soon as possible

		<p>had been completed (tidying of the tarmac edges around trees, paving on corners) but nothing recently. Sabeel has not been responding recently and it looks like the final sign off will come down to Cllr Mann, who opposed the total paving plan in the first place. We need to know if they will follow up to resolve the concerns or are they under the impression that the issues are resolved.</p> <p><u>Ongoing issues:</u> Curb stones coming loose, water pooling in some spots as a result of the repaving, too much infill cement instead of paving stones, quality of the tarmac and the large areas of tarmac deemed unnecessary in some spots.</p>			
4	Planning	<p>MN reported that our conservation officer, Sean, met with her and Ken for a walk around the neighborhood and brought two people Matt Rees (the enforcement officer) and Pat Gilmour from Housing</p> <p>Sean's remit is to draw up details for what case can be made for Article 4 application.</p> <p>He indicated a balance must be draw between features not completely lost but under threat, and those that are already lost as a result of not having the ability to enforce which a full C Area status would have allowed..</p> <p>Matt later responded to Moira with a list, who distributed via email to the members of the steering committee.</p> <p>The list included properties with HMO licenses and those without, including dates on which licenses expired. It also included a handful of properties with open questions about them asking for our follow up on what actions we want taken.</p>	Provide Matt with further feedback on his list	MN	As soon as possible

		<p>Ward councilor Mukesh Malhotra arrived and answered some questions for us about grounds for not renewing HMO licenses (safety, fire doors, electricity and gas certifications).</p> <p>MM indicated that often landlords don't bother renewing because it costs them quite a bit to get the safety certifications they need and they just take their chances.</p> <p>Legal grounds for not renewing centre around safety issues, not having proper fire doors, not having the proper certifications for the electrics and gas.</p> <p>HMO licenses won't be refused simply because of untidy gardens or rubbish issues unless it's a matter of health and safety (ie vermin).</p> <p>If there are concerns about vermin as a result of unkempt gardens we should pass them along to MM and he will submit them individually – usually get a good result because at that point it's an enforcement issue.</p> <p>MM reiterated that we can make our case against too many HMO licenses stronger by going down the Article 4 route.</p> <p>MN indicated that front boundary walls will hopefully be protected as this was suggested by Sean.</p> <p>Moirira then ran down the list of properties.</p> <p>#15 – fence</p> <p>#72 – bungalow at back</p> <p>#33 – waiting on enforcement</p> <p>#142 – check how many people living there</p> <p>#63 – on the market for 900K for multi-occupant use</p> <p>MM indicated that his term would be ending in May as he was effectively deselected but that he would</p>			
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		<p>continue to work right up until then on our issues.</p> <p>LM remarked upon the fact that despite it being a conservation area, they had licensed so many HMOs.</p> <p>MP indicated that he felt it was because it makes the council money.</p> <p>MM responded that it's not about making money but a matter of protecting tenants from rogue landlords.</p> <p>MM indicated that if it's beds in sheds but it is habitable and been in use as an abode for 4 or more years then the council can't do anything. They can only act if it's not habitable.</p> <p>CH added that he thought it was 10 years of use as an abode that earned use rights.</p> <p>MM indicated that either way it was central government policy.</p>			
5	Listed building nominations/ Conservation Status	<p>M N stated that nominations are now open to list local buildings of character or significance. CH suggested the following buildings be put forward for local listing:</p> <ol style="list-style-type: none"> 1) Sackville 2) Parkside House (used to be a school) 3) No 33 St Stephens Road 4) Church <p>JC suggested:</p> <p>Murray Lodge (corner at west end of SSR)</p> <p>CH also suggested seeing if the conservation area could be extended around the corner into Hanworth Road as there are some interesting buildings close to Parkside.</p> <p>MN suggested that a terrace block could also be listed. The row of terraces on the south end of Parkside was a possible example.</p>	Application should be made for the buildings we suggested for individual listing	CH	As soon as possible

	Ward Council Elections	<p>Not on the agenda but MM provided us with an update on the status of ward council elections. Three seats and from the Labour party a Mr. Kiana of the local mosque and Vikram Grewal were chosen to stand. The third seat was having a selection meeting on the 17th and it was between Mr. Kiani's daughter and Samir Chowdhry who is a current councilor. WG asked about selection process and MM indicated that it was open to party members of good standing who had been members for at least 12 months. MP motioned that the SSRA Steering Committee formally thank MM for his service and support.</p>			
6	Air Quality	<p>MN indicated the local plan was not directly relevant to our area.</p> <p>MN indicated Air Quality issue was getting enough national concern that we don't need to act on it.</p>			
7	Website	<p>MN reported that RM has made progress on the new SSRA website but that he can't find either the domain or the host, MN wasn't sure how to locate it other than checking through old minutes.</p> <p>MN asked JC if she would put the past year's minutes up onto the current website in the meantime so they are accessible.</p>	<p>Put past year's minutes onto current website</p> <p>Provide JC with password for old website</p> <p>Provide JC with minutes for past year's meetings</p>	<p>JC</p> <p>MN</p> <p>MN</p>	<p>As soon as possible</p>
8	Public Meeting for Parking	<p>MN recapped the idea of having a public meeting to discuss our options for changes to parking on SSR (ie CPZ or ban on vans etc...)</p> <p>All agreed we need to have a councillor, preferably Mukesh, and someone with expertise in parking issues, come to the public meeting.</p> <p>JC suggested that we should have a brief introduction</p>	<p>Contact Mukesh</p> <p>Find an expert on parking</p> <p>Arrange meeting for early March</p>	<p>MN</p>	<p>As soon as possible</p>

		<p>to the issue at the meeting and a quick run-down of possible options that the councillor and expert could then provide more detailed information about.</p> <p>It was suggested that we ask Mukesh to help identify who we should invite in addition to himself.</p> <p>MN suggested early March for the public meeting, a week night, 7:30.</p>			
9	Neighborhood Watch	<p>WG reported that he is working with Safer Neighborhood on the community speed watch.</p> <p>Transgressors get a warning letter and plenty of data is collected for the council</p> <p>WG reported that when the 20 mph zones were first implemented, there were concerns about enforcement. So community speed watches help to monitor and provide data to the council about what the 20 mph limit has done for the area.</p> <p>LM reported that after the 20 mph limit was introduced, people still sped, and still do, down Station Road from the station end and asked the council to put another 20 mph marker on the tarmac and they refused.</p> <p>WG reported on a murder across the road by the Albion – up Hibernian Road. He scheduled a meeting with police and others and no residents turned up.</p> <p>JC asked about the recent mid-day burglary at 124. WG thought they came in from the back yard.</p> <p>WG checked to see if we were all getting the neighborhood alerts from the police since they had just switched over to a new system.</p> <p>JC asked about Rajan’s leaflet but there was no news.</p>			

10	AOB	<p>MN indicated she thought there were about 4 tasks that needed to be delegated.</p> <p>Flytipping - we should all report on the fix my neighborhood app but can someone take charge</p> <p>Reporting- or at least documenting untidy gardens</p> <p>Website updates</p> <p>Checking portal for new planning applications</p>	<p>Street Clean Team</p> <p>Website updates</p> <p>Checking planning portal</p>	<p>MP</p> <p>JC</p> <p>JC</p>	Ongoing
11	Next Meeting	<p>MN proposed the next meeting for 8 March at 7:30 with a view to having the Parking meeting the following week</p>	<p>Check that 8 March is good for members</p>	<p>MN</p>	As soon as possible