**Beach Lane Tenants and Residents Association  
Open Meeting  
16th March, 2023 at 7pm, Brunton Hall**

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| **No** | **Description** | **Action/Responsibility** |
| **1.** | **Welcome and Apologies** |  |
|  | The Chair, LF, welcomed everyone to the meeting; All attendees then introduced themselves. |  |
| **2.** | **Previous Minutes** |  |
|  | Agreed – HS/JH |  |
| **3.** | **Matters Arising** |  |
|  | **ASB – PC Carde**: The individual in question has been reprimanded with regard to a breach of the ASBO which is in place for 2 years. Tenants and residents are aware of the terms and condition of this ASBO and will report any issues/concerns to the Police.  The group reported it is quieter at the moment; they are aware the individual is thought to be living in the property, albeit currently keeping a low profile.  The group discussed the process; PC Carde highlighted that Citations for being a witness are called by the PF and it is totally the PF decision depending on the information given. While it can be difficult to report concerns happening in the area, PC Carde would always recommend, however it is always the individuals decision.  The message is always to **Report – Report – Report** if there are any behaviour breaches or concerns from the local community.  PV – PV supported PC Carde and reiterated reporting any issues/concerns. The ASB helpline can also be called with any concerns on 01875 824307 or email [asb@eastlothian.gov.uk](mailto:asb@eastlothian.gov.uk).  PV also highlighted how the different agencies meet on a weekly basis to discuss reports/complaints received – so keep reporting.  The Safer Communities Team, Police, Housing and other relevant agencies have been working hard together to address the issues raised. A vote of thanks from the Beach Lane TRA and tenants and residents from New Street goes to Debbie McKinley, Safer communities Team who is leaving, and has been heavily involved with the Tenants and Residents of New Street regarding their issues.  If anyone has any issues they would like to discuss further please do not hesitate to contact PV or PC Carde.  There are currently few referrals to the Safer Communities Team and Police with regard to the local area and there is no increase in reports of ASB.  A property at Cairds Row seems to have the front door lock broken with people going in and out of the house via the window. BM to investigate further.  **Housing Issues**  BM updated the group. There are currently 4 x empty properties – 2 x Links Ave, 2 x Beach Lane and 1 x Promenade coming up.  BH highlighted there is not a big turnover of tenants. Fishers Wynd is not currently with Housing.  BH informed the group that a number of properties in Cairds Row (3,5,11) are having work carried out with regard to water ingress on their balconies.  Garages – the misuse of a garage at Beach Lane is still with the ELC Legal Department and BM will update asap. BM has received a complaint about a car being parked outside one of the garage doors; he will contact the tenant concerned. There is a fear the car could be used to jump onto the balcony and get within the blocks.  **Community Warden**: KT is aware of rubbish on the landing at Beach Lane and will address the situation with BM; reports of a lot of rubbish in a garden has been received and KT will investigate further; KT has tried to identify vehicles being worked on along the Promenade, however to date he has not been able to see it actually happening when in the area. He will continue to investigate. The group reported they are now in New Street too.  A discussion took place around work being carried out on cars on public areas and this is going on throughout East Lothian. Investigations are ongoing.  **Repairs (PG)**  PG confirmed that work is being carried out at Cairds Row properties; they will be back on site on 20/3/23.  It was noted that depending on the percentage of ELC properties to privately own properties has an impact on work being carried out ie. shared costs. This can be very difficult to take forward in some areas and can be hard to co-ordinate. The group highlighted that Beach Lane had always been happy for everyone to work together to address the work that needed to be carried out.  It was also highlighted that the garages, which ELC own, should also be included in the percentage of ELC-private properties.  The group raised that still on many occasions residents are told by the contact centre that they cannot report a repair for Beach Lane blocks ie. lighting etc and it has to be a tenant. This did improve for some time, however recently this has been the response received again. PG explained that the Contact Centre have a script they are meant to use and he will investigate this further.  **Roof**  Water is entering some properties in the block from part of the roof and skylight.  This has been an ongoing issue for nearly 2 years, with quotes being obtained for a maintenance agreement, however being given mixed messaged by ELC – pay for maintenance or not? RP was informed by JS that ELC would carry out an annual inspection, however this has never happened and PG informed the group that ELC would have to subcontract that work out.  PG confirmed that if Beach Lane TRA sourced quotes for ongoing maintenance and the cost was acceptable, and residents were willing to pay their share, ELC would be more than happy to pay their share too. This would be the first time a project like this would be taken forward, but ELC are willing to work together.  There are ongoing issues of this water ingress with both ELC tenants and private residents experiencing flooding. Currently this is still the case and LF has experienced flooding in her property, particularly since August 2022.  PG was under the impression that this had been fixed; he will investigate this further and take forward.  The work that needs to be carried out on the roof needs to be clarified to make it safe and resolve any leaks. This work then needs to be costed. PG highlighted that a full survey may not be required and this can be very expensive. A visual inspection may be beneficial and the necessary maintenance costings being sourced from that. PG to share information and point the group in the right direction.  It was suggested that Beach Lane TRA could organise a Factor with the agreement of Beach Lane block residents. WMcG suggested the group explore the Tenancy Management Scheme which may be beneficial.  RP has already carried out a lot of work with regard the maintenance of the roof. Unfortunately, he could not attend the meeting this evening, however LF will discuss this further with RP.  **Other outstanding repairs:**   * The water tank leak has been fixed – a new ballcock was fitted. However, the residual damage is the blistering /damage to the stairwell. It will also need to dry out prior to any work taking place.   The group informed PG that this had been reported over and over again, with meetings organised to assess the issue, but no one turning up; it had taken a long time to actually get fixed. Parts of the stair, which had been painted 2018/19, are blistering and look really bad. The group want this damage repaired by ELC. PG to take forward.  Due to the amount of water leaking for so long, there was a fear of possible structural damage – PG to take forward.   * Cracked Window in stairwell / and on the first landing – still not fixed. It has been checked and has been described as ‘secure’ by ELC however it is deteriorating, and the group would like it fixed. PG informed the group that replacing the window may have a cost implication, however he will ask ELC to take this forward and replace.   WMcG is in the process of exploring a mixed tenure Housing Officer to work with East Lothian Council tenants and the Private Sector residents across East Lothian. This was thought to be a good way forward. | BM  BM  KT  PG  PG  PG  PG  BLTRA  LF/RP  PG  PG  PG  WMcG |
| **4.** | **Musselburgh Action Flood Protection Scheme** |  |
|  | The next meeting will be held on Tuesday 21st March at 6pm. | **LF** |
| **5.** | **Next Steps** |  |
|  | The following was agreed:   * LF to discuss with RP a way forward with regard to the Roof – quotes, factor, shared cost etc * Explore further the Tenancy Management Scheme – RP/LF   PG to:   * Explore the ongoing water ingress from roof (ELC tenant) * Explore the damaged windows with a view to replace * Make good the damage to the Stairwell from the ongoing leak * Organise a structural survey due to the amount of water leakage and possible damage | **LF/RP**  **RP/LF**  **PG**  **PG**  **PG**  **PG** |
| **6.** | **Date of next meeting** |  |
|  | A BIG thank you both to Wendy McGuire and Paul Grant for attending this meeting and listening to the ongoing issues at Beach Lane.  The date of the next meeting will be confirmed. |  |