

Lyon St Area Housing Panel – 12/11/00

<p>1</p> <p>1.1</p> <p>1.2</p> <p>1.3</p> <p>1.4</p> <p>1.5</p>	<p><u>Present</u></p> <p>Members Brian Potter – Pleasant Place TRA Irene Spence – Mersey TRA L Collopy – 1 in a 1000 S Lambert – I in a 1000</p> <p>Councillors Cllr Spall Cllr Edwards Cllr Feiran-Reed</p> <p>Staff Gary Bates Seval Halill – Area Housing Manager Chris Donovan – CSDO Upper St Lin Edwards – Project Team</p> <p>Guests Adam Borrie – Chair, HFI Board K. Daly S Lambert G Collopy</p> <p>Apologies Lee McDermott – Lyon St CSDO Richard Bell Pat Crocci Dolly Sparks Mouna Hamatouch</p> <p>In absence of Richard Bell Brian Potter took chair</p>	
<p>2</p> <p>2.1</p>	<p><u>Minutes of last meeting and matters arising</u></p> <p>4.4 BP still not satisfied with reply about contractors – borough seems divided up between 4 contractors – this is not sufficient to ensure proper competition. How stringent was the selection process?</p>	

<p>2.2</p> <p>2.3</p> <p>2.4</p> <p>2.5</p>	<p>AB explained vetting and lots system</p> <p>BP Feels that lack of a bottom limit on sums larger contractors could bid for acted to squeeze out smaller contractors with low bids subsidised by bids on larger items.</p> <p>Cllr FR questioned whether concentrating on very large contracts to make deadlines meant there were few contracts for smaller contractors to bid for.</p> <p>BP Have there been challenges by smaller contractors?</p> <p>BP Pointed out that the current profit sharing arrangement with Kiers will come to an end and no money will go back to HFI.</p> <p>4.5.9 Cllr E pointed out that it was not him who made this remark.</p> <p>6.1 Cllr E Any news of lights for Westbourne Community Centre?</p> <p>SH – office will contact centre about them</p>	
<p>3</p> <p>3.1</p> <p>3.2</p>	<p><u>Feedback Paper</u> September Consultation Panels</p> <p>Cllr E needs more info on point 3.3.3 – what new developments?</p> <p>BP Suggested that the matter arises and questions from all panels be circulated to all panels as part of central papers.</p>	
<p>4</p> <p>4.1</p> <p>4.1.1</p>	<p><u>Consultation Papers</u> HFI Community Engagement</p> <p>GB This part of the 3 yearly review of policy. Current policy contains 5 objectives – panels are being consulted on:</p> <ol style="list-style-type: none"> 1) Whether they agree with current 5 2) The additional of a 6th – Tackling poverty 3) Whether there are any others panel would like to add. <p>BP HFI seems to be taking on responsibilities and expenses which have nothing to do with the management of LBI property. Worklessness is not, in his opinion, a housing matter. Is the money for supporting the objective coming from HRA? These objections apply in some degree to all the objectives but in particular to</p>	

	<p>proposed new one. HFI should return to its own business and stop spending resident's money on policies that are not part of the core responsibility. The aims may be laudable but it is not HFI role and the wrong money pot is being raided. How is HFI intending to tackle poverty?</p>	
4.1.2	<p>GB Measures like giving advice on maximising benefit, housing benefit advice available in area offices, signposting residents to debt counselling as part of rent collection – encouraging contractors to offer local apprenticeships, giving work experience.</p>	
4.1.3	<p>Cllr S pointed out that purpose of a community engagement strategy is to enhance life of our tenants. As RSL HFI is expected to tackle these matters and are asking representatives to comment.</p>	
4.1.4	<p>Cllr E pointed out that such measures benefit HFI as well as tenants.</p>	
4.1.5	<p>BP Fundays are an expensive irrelevancy</p>	
4.1.6	<p>Cllr FR Always uncertain about term consultation – the whole point is how responsive HFI is to feedback – no point consulting and then ignoring results.</p>	
4.1.7	<p>Consensus of members was that objectives laudable and that tackling poverty should be added. BPs objections to cost being paid from rents and service charges noted.</p>	
4.1.8	<p>No other objectives were suggested.</p>	
4.2	<p>Business Planning 2010-15</p>	
4.2.1	<p>.GB Panels are being consulted on whether they agree w/ draft objectives and whether any others should be added</p>	
4.2.2	<p>BP has not received survey referred to at 1.2 – GB It has not yet been written – it is due to be sent in March</p>	
4.2.3	<p>BP What are schemes referred to in 2.1 – GB There are three schemes totalling 70 beds.</p>	
4.2.4	<p>BP Queried whether reduction in office space will entail reduction in local services – GB - No, they are SMART working measures like hot-desking, many staff should be out on estates most of the time and do not need individual desks.</p>	
5	<p><u>Information Papers</u></p>	

5.1	Complaints Monitoring April – Sept 09	
5.1.1	IS Raise an individual ASB case – will speak to Seval after.	
5.1.2	BP Requested breakdown of the ‘poor quality of service’ response between secure tenants and leasehold ones	
5.1.3	IS Has had excellent experience of response of Out of Hours ASB team	
5.1.4	Cllr S – has not – no response to telephone calls – GB suggested Siobhan contacts Cllr.	
5.2	R&M Reprourement Update	
5.2.1.	BP Kiers have just acquired 200 properties out of the 1000 left out of PF12 – but none of them are leaseholders – this is statistically improbable. Has it been done deliberately?	
5.2.2	BP Has had no feedback from panel member on reprourement panel	
	IS Due to commercial sensitivity bound by confidentiality – did ask what info could be released – it is all in paper.	
	BP Congratulates IS on her work but is making point that panel members she represents do not get info – feels process should be more open and inclusive	
	AB Has been pleased with process, panel reps have provided valuable input	
5.2.3	3.2.1 Is repairs service going to be re-chargeable to secure tenants and in what circumstances?	
	LE No, but there have been proposals to allow tenants to order services not currently available at a charge – out of hours appointments, repairs not usually done, leaseholders repairs etc.	
5.2.4	BP Disturbed that out of 85 expressions of interest applicants were whittled down to the usual 4 suspects	
	Cllr S Large contracts do have advantages in costs and responsiveness.	
5.2.5	SL Sub contracting is a problem with both cost and responsiveness.	

	<p>AB This has been raised many times and HFI are taking steps to limit sub-contracting as far as legally possible.</p> <p><i>CD pointed out time limit was approaching</i></p>	
5.3	HFI and Consultative Panel Update	
5.3.1	Cllr S Reported problems with post for ballots	
5.3.2	IS Who elects board chair? AB The Board, at their first meeting. Has a massive issue with that and will speak to AB after meeting.	
5.3.3	<p>BP Queried pre-selection process.</p> <p>AB Any public body has a pre selection process based on competency. The process was not rigorous.</p> <p><i>CD pointed out time limit had been reached – Panel decided to suspend guillotine</i></p>	
5.3.4	AB confirmed Board members can claim some expenses	
5.4	Capital Programme 2009/10 Monitoring 2nd Qtr Noted	
5.5	Forward Plan Noted	
6	<u>Local Items</u>	
6.1	Cllr FR Lighting is a problem on a number of estates – combined with slippery leaves it is dangerous. On being asked for locations highlighted Wakelin and Highbury Station Road – will notify any office of any others.	
6.2	<p>BP As chair of FITA has recently set up three new TRAs in area – noted HFI did not turn up. He named Thornhill House and Haslam.</p> <p>CD Believed that there were already recognised TRAs in these locations – did BP mean he has attended AGMs? Will pass info on the Lee McDermott.</p>	
6.3	Cllr S Extractor fans associated with window replacements – if fans cease to work they are not replaced. The kitchen design means that tenants cannot open windows safely. Can they be	

<p>6.4.1</p> <p>6.4.2</p>	<p>fixed/replaced?</p> <p>CS Tenants Compact fund for area has £25,000 underspend – it will be on January agenda</p> <p>BP Not consulted about Compact projects put forward for Pleasant Place and objects to proposals.</p> <p>CS Will Look into this and be in touch.</p>	
<p>7</p>	<p><u>AOB</u></p> <p>AB As of 25th will be standing down as chair to spend more time with his family</p>	

Date of Next Meeting: Monday 18th January