

Upper St Area Housing Panel – 12/11/00

1	<p><u>Present</u></p>	
1.1	<p>Members Tony Brown – Bennett Court Brian Blackater- Stephens Ink Richard Schunemann - Andover</p> <p>Councillors James Murray</p>	
1.2	<p>Staff Gary Bates – Senior Area Housing Manager Winston Morris – Estate Services Chris Donovan – CSDO Conrad Giwa – Project Team</p>	
1.3	<p>Guests Adam Borrie – Chair of Board Jenny Daly – LBI Chris Walsh Finsbury Park Ward Police Justin Ho LBI</p>	
1.4	<p><u>Apologies</u> Tracey Owen – Haden/Clifton Andrew Ross – Aubert Court Paul Delappe – Six Acres</p> <p>In absence of Tracey Owen Tony Brown took chair</p>	
2	<p>Andover Youth (AYACT)</p>	
2.1	<p>A pensioners group from AYACT informed panel that the group did not pay for materials for flower arranging, knotting and other activities.</p>	
2.2	<p>Group believed that the estate securities grant to AYACT should cover such items.</p>	
2.3	<p>It was explained that the grant was for admin costs of the youth club, on the grounds that youth diversionary activities increased estate security.</p>	
2.4	<p>CD took telephone number of spokesperson. He will attempt to contact them to see what help can be offered.</p>	CD
3	<p>Exclusion Zone - Justin Ho LBI and Chris Walsh - Police</p>	
3.1	<p>Was aimed at a specific group of mostly Somali young men who used to hang around Six Acres. ASBO, injunctions and other measures had been tried to break group up and reduce trouble to local residents. Nothing had</p>	

	<p>much success. Exclusion zone appears to be working, although everyone recognises that there is a degree of knock-on effect as the problem is displaced to other estates outside zone.</p>	
3.2	<p>Firm enforcement of the zone was used at first but as the group became accustomed to the idea that the area was not available to them as a hang-out the need for action has decreased.</p>	
3.2	<p>Received wisdom is that once this sort of habit has been broken it is not likely to re-establish itself when zone enforcement period is over. The zone comes to an end in February – situation will be closely monitored and further enforcement can be considered if required.</p>	
3.3	<p>TB Stephens Ink has been experiencing an increase in ASB during the period of zone – assumes it is displacement.</p> <p>WM will inform out of hours team</p> <p>TB They are aware</p>	
4	<p>Eco-teams - Jenny Daly – LBI</p>	
4.1	<p>Eco teams are about assessing environmental impact of behaviour in the home.</p>	
4.2	<p>They are looking to recruit 60 team leaders borough wide by January – then each team leader will be responsible for recruiting a team of TRA colleagues/friends/neighbours</p>	
4.3	<p>Each month the team will be given a topic to learn about/discuss/take action on.</p>	
4.4	<p>At the end of May the total carbon savings will be analysed and reported on.</p>	
4.5	<p>RS Congratulated JD on effort and suggested she get in touch with/use Barbara, energy advisor who is doing door knocking in area for CONNECT who may be able to help with contacts.</p>	
4.5	<p>Turkish women's group based in Durham Road Community Centre may also be interested in forming an eco-team</p>	
4.6	<p>TB Congratulated LBI on efforts</p>	
6	<p><u>Minutes of last meeting and matters arising</u></p> <p>No corrections</p>	
7	<p><u>Feedback Paper</u> <u>September Consultation Panels</u></p>	

	Information paper noted	
8	<u>Consultation Papers</u>	
8.1	HFI Community Engagement	
8.1.1	GB The panel are being consulted about <ul style="list-style-type: none"> 1) The five existing strands 2) The additional of a 6th strand - Tackling Poverty 3) Any other strands panel feel should be added 	
8.1.2	RS on 3.5.1 – Consultation – RS recognises huge increase in effort under HFI – however feels culture is selective and HFI tend to accept responses they like and ignore the others. Re-procurement panel gives good examples of all these points	
8.1.3	Believes that HFI still have a long way to go before they fully accept that residents are driving policy.	
8.1.2	HFI must get out of habit of developing policies, presenting them to panel for comment and then putting policy into force – this is not proper consultation but a box ticking exercise.	
8.1.4	Residents must have a voice in developing policy, not just be asked to comment on it.	
8.1.5	RS – Tackling poverty – better title is Financial Inclusion – title is important.	
8.1.6	Is in favour of HFI developing a ‘First Job’ programme and suggests HFI set up a summer vacation programme to follow up on work experience, use their influence to increase use of apprenticeships and use some of the savings from re-procurement to fund job schemes.	
8.1.6	Feeling of panel was that it approved the current strands, approved the additional strand but would like it to go further and made not suggestions of further additional strands.	
8.2	Business Planning 2010-15	
8.2.1	Meaning of ‘Gershon’ questioned – AB it is name of a report encouraging Public Finances to make savings.	
8.2.2	Panel felt that £200k for total of under-occupation reward grant was insufficient to encourage significant numbers of tenants to move. GB explained that it was for commissioning and carrying out a survey rather than the grants themselves.	
8.2.3	RS Under the 1st Class Employer heading HFI still employ too much ‘dead wood’. Though he is satisfied with the team looking after Andover	

8.2.4	<p>he feels HFI need to get rid of sub standard staff.</p> <p>GB explained disciplinary regime and measures taken to support staff in increasing competence. and develop where necessary.</p> <p>But assured panel that though the process can be long, if there are staff who are not up to work they are being dealt with.</p> <p>Future Shape of HFI</p> <p>.</p> <p>AB Mandates senior staff to open discussions about future. Models currently being considered are:</p> <ol style="list-style-type: none"> 1) Stay as ALMO 2) Return to Council 3) Move to TMO/RSL/Housing Association 4) Community Gateway Model – no-one knows yet quite what this would mean but in principle it would de-couple property from Council and put it in trust. <p>One of the driving factors is current problem with HRA and raising money.</p> <p>RS Residents not mentioned – needs a grass roots input before discussing options. Suggest item is re-phrased to make this specific.</p>	
9	<p><u>Information Papers</u></p> <p>9.1 Complaints Monitoring</p> <p>Noted</p> <p>9.2 R&M Re-procurement</p> <p>9.2.1 RS process is ongoing – invites to tender about to be sent. Residents input on some parts of process well received Sub-contracting is an issue, lawyers looking to include clauses to make it quantifiable Residents wanted an in-house repairs service – this has not been enthusiastically received</p> <p>9.2.2 TB Would have given HFI an opportunity to employ a lot of young people</p> <p>9.2.3 RS Would also have supplied an income stream from renting service out to other RSLs</p> <p>AB A decision has been made to keep some elements in-house and keep door open to consider increasing in future.</p> <p>9.3 Cyclical Maintenance</p> <p>Noted</p>	

9.4	<p>HFI and Panel Update</p> <p>Panel congratulated HFI on 5 star H&S award Report Noted</p>	
10	<p><u>Local Items</u></p> <p>Reports Noted</p> <p>Tenants Compact Underspend CG to take into account</p> <ol style="list-style-type: none"> 1) re-allocation of underspend from Bennett floor to Bennett doors 2) Re-allocation of any underspend on Tawney cycle shed to Tawney 3) Re-allocation of amount allowed for feather-boarding on Andover to other Andover projects and report back to Jan panel 	CG
11	<p><u>AOB</u></p>	
11.1	<p>Tree Damage RS Notices about tree damage should be up – WM will investigate and update RS</p>	WM
11.2	<p>Feather Boarding RS noted that charge still occurs and he had negotiated its removal. CG to remove and re-allocate money to an Andover project</p>	CG
11.3	<p>CD to supply RS with breakdown of number of properties in HFI and number in Upper St North area so he can check Compact calculation</p>	CD

Date of Next Meeting: Thurs Jan 21st