

NOTES OF THE CENTRAL STREET AREA HOUSING PANEL

Thursday, 27 November – Brunswick Estate Meeting Room – 7pm

Present:

Helen Cagnoni (HC)	Greenwood, Wilmington, Farringdon TRA (Chair)
Shirley Lefevre (SL)	Pleydell Estate TMO
Terry Lefevre (TL)	Pleydell Estate TMO
Dennis Kleinburg (DK)	Whitbread TRA
Abdelhak Menia (AM)	Cluse Court TRA
Valerie Semper (VS)	Cluse Court TRA
Jo Pamment (JP)	Lagonier House TRA
Elaine Smalley (ES)	Lagonier House TRA
Blanche Woodbridge (BW)	King Square
Sharon Hayward (SH)	Finsbury Estate TRA
Adrian Hall (AH)	Peregrine House TRA
Troy Gallagher (TG)	Whitecross Estate TRA
Joe Trotter (JT)	Peregrine House
Frances Sullivan (FS)	King Square TRA
Jyoti Vaja (JV)	Bunhill ward Councillor
Doug Goldring (DG)	Manager of Operations, HFI
David Salenius (DS)	Area Housing Manager, HFI
Miranda Griffith (MG)	Community & Service Development Officer, HFI

1	APOLOGIES	
1.1	Apologies received from: Francois Smit	
2	NOTES OF LAST MEETING AND MATTERS ARISING	
2.1	The updates arising from actions taken at the last meeting were distributed.	
2.2	DS reported that regarding item 2.12, the issues caused by recycling at Turnpike House will be discussed with residents on block to see if a new system can work.	
2.3	Item 3.13 regarding the sustainability of materials used in Capital Programmes have been taken back by Jon Farron. DG will talk to JF about this and feed back to the panel. JV asserted that an answer should have been sourced and fed back to the panel at this meeting.	DG
2.4	Item 3.14 concerning whether Wings remove motorbikes on 'no parking' spaces, DS reported that they do pick these up. However, ES said that she was told by Wings they can't remove them. DG commented that their contract is up for renewal next September so if there is any ambiguity this will need to be clarified in their contract. DS will check this again and let Lagonier know.	DS
2.5	AS reported that under item 8.7, Contract 43, HFI is under no obligation to replace pipe work and radiators when replacing a boiler. However should an older radiator break due to the pressure of a new boiler, HFI will fix it.	

2.6	Under item 8.15 concerning new works being ripped out in void properties, DG reported that it has been reiterated to Kiers that they should work to keeping new fittings in properties. However, new fittings will be taken out if electricians don't meet HFI safety standards. DG is keen to hear of any cases of this occurring and welcomes the panel members' feedback on this. HC reported that this issue has also been taken up with the Federation of Islington Tenant Associations.	
2.7	AS confirmed that 07/08 capital programme funding has been carried over to 08/09 (item 8.21).	
2.8	Regarding item 8.22, DS reported that missing brass handles will be replaced on Godfrey House. JV enquired who will pay for these, as HFI shouldn't have to. DG will find out this information and feed it back to the panel.	DG
2.9	DG reported that metal going missing from estates has become an increasing problem, and a special meeting with police is being held about this soon.	
2.10	Under item 12.2 regarding tenants on Mulberry Court requesting new windows, DS reported that the projects team had carried out a survey and new windows were found not to be required. HC requested that this be looked at again.	AS
2.11	DS reported that under item 12.3 regarding steel plate pole light replacements on Pleydell estate, which ISHA have confirmed they will be replacing; however they haven't yet given a date of completion.	
2.12	SH commented that she had emailed JF minutes from a consultation meeting that stated that in this instance, money would be put aside to bring a flat up to Decent Homes' standards where the previous tenant had originally refused the works. However she has since learnt the Decent Homes standard says the local authority aren't obliged to carry out works where new tenants have moved in and previous tenants refused works. SH was disappointed that as yet she hasn't had a response and feels she was misled from this previous consultation. DG will liaise with JF on this matter.	DG
2.13	SH wants to know why some money can't be put aside for new tenants to have works done to bring their homes up to Decent Homes standard where the previous tenant refused.	
2.14	HC asked what happened to the money that would have gone into upgrading a dwelling to the Decent Homes standard that was refused. DG reported that the money would go into another project.	
3	HEAT ISSUES – CHARGING AND METERING	
3.1	DG explained that the consultation paper distributed presented information on fuel prices, and sought to gain the views of residents to comment on the Heating Service Standard. One of the main aims is about conserving rather than wasting energy.	
3.2	At the moment, most estates have heating on 18 hours a day. If there is a general consensus on a view, it might be possible to amend it this heating season.	
3.3	JV commented that some estates have asked for heat to be on all year round and on 24 hours. Pensioners are a concern because if heating goes off at midnight they can get cold in the night, especially if they need to get up.	
3.4	DG acknowledged this view but pointed out that the Council has a commitment to	

	reducing to CO2 emissions, and 24 hour heating would create more energy.	
3.5	JV feels that communal systems need to give people an opportunity to turn heating off when they want to, and that it seems unfair that the number of hours of heating could be reduced.	
3.6	BW felt that over the really cold period heating should be 24 hours.	
3.7	HC commented that pensioners often live on a ground floor which is harder to heat. A lot of concrete buildings also don't hold the heat well.	
3.8	SH commented that it wasn't long ago that consultation went out regarding individual controls on properties, which were generally supported. Co2 emissions shouldn't be at the expense of those who need heating; the Council should look at related issues before setting these kinds of targets.	
3.9	DG stated there are two blocks that currently have individual controls; a concern is that people often stop using heating to prevent getting a high bill.	
3.10	SL commented that she used to have communal heating but then went to individual – they wouldn't be able to afford heating from 6 till 12 now. She added that different types of buildings hold different types of heat.	
3.11	DG thanked the panel for some very valid points and clarified that what they are saying is timings and levels of heating need to be tailored to individual situations, i.e. levels of insulation present in individual buildings and how cold particular months are.	
3.12	JT enquired about the possibility of combined heating and power coming to Islington.	
3.13	DG stated that in the current climate, communal heating is back on the agenda. Some boroughs have done some successful heat and power schemes; it would decrease heating costs although there would be a lot of upheaval involved.	
3.14	YV commented that a lot of new developments now have combined heat and power.	
4	RE-PROCUREMENT OF REPAIRS AND MAINTENANCE CONTRACT - 2010	
4.1	DG presented the consultation paper and commented we're over 8 years into the contract with Kiers, which comes to end in 2010.	
4.2	It will be a huge task to re-procure this contract and there is a number of processes need to take place, one of which is to create a residents panel to work through how the contract should look to meet needs. Representatives from housing panels need to be sourced, and this group will feed into the overall project board which will also have HFI board members in attendance. Meetings would be held early evening time.	
4.3	SH asked whether it is anticipated that HFI will carry on after the Decent Homes runs out? DG commented that HFI's contract goes on until 2014. After that the question is more one that would be directed to Islington Council. DG commented that there will budget cuts for the next foreseeable few years.	
4.4	SH said it may be better if there were regular reports that come back to panels rather than making a new group. DG commented that so far there have been volunteers come forward from the other panels in the borough.	
4.5	DG commented that some papers will be sent out for the meeting and that there	

	needs to be a fair representation of tenures attending.	
4.6	Adrian Hall volunteered as a representative. MG will put his name forward and make sure that as a leaseholder this is acceptable for the right representation of tenure on the panel.	MG
5	AUDIT COMMISSION INSPECTION – OUTCOMES - SUMMARY	
	No comments were made on this item.	
6	COMPLAINTS MONITORING – APRIL 2008 – SEPTEMBER 2008	
	No comments were made on this item.	
7	HFI AND CONSULTATIVE PANEL UPDATE	
	No comments were made on this item.	
8	FORWARD PLAN	
8.1	SH voiced her concern that the HFI Forward Plan isn't being scheduled until January, as local authorities are obliged to put a response in relating to rates of subsidy towards Housing Revenue Account by December.	
8.2	SH feels its time that tenants to have some say on this, ALMO's can consult on this and there could be a response from HFI, Islington Council and tenants.	
8.3	DG commented that Islington is one of the boroughs that benefits from the subsidy system, and he is aware that Islington Council has made its concerns clear to central government, which was published in the local paper.	
8.4	HC requested that LBI's response be sourced and shown to the panel. MG will send this request to the governance team and feed back at the next panel.	MG
9	CAPITAL PROGRAMME 2008/09 MONITORING 2ND QUARTER	
9.1	AS presented the Capital Programmes current schemes which are for information only.	
9.2	AS commented that all TRA's should have received tenant compact requests for 09/10 and reminded everyone to return them for the 12th of December deadline.	
9.3	TL pointed out that on page 37, the broken concrete around the perimeter of the estate has been ticked of as done but there are still broken parts. AS will check with this with the project team.	AS
9.4	JT asked AS if he knew which way National Grid works are going to come into the flats as it will cause a lot of inconvenience, and caretakers are worried they won't be able to get to the bins. SH reported that they are supposed to consult the local authorities, and so LBI should be aware of where they're meant to be working. DS said that Bill Hickmores' team will be the people who may know.	
9.5	DG reported that National Grid is responsible for gas replies to individual's homes, and that they should do these works before Capital Programmes, not after.	

9.6	HC asked if there are meetings held between National Grid and the Council. DG reported that HFI's recourse needs to be considered on dealing with this.	DG
9.7	DG will go back to Bill Hickmore and ask for an exact update of National Grid works.	
9.8	TL pointed out that the repaired raised paving slabs are debatable as one has been missed out. AS responded that he will ask the TMO manager will go around with the project team to inspect them.	AS
10	ASB UPDATE – LOCAL ITEMS	
	The update was distributed; no comments were made on this item.	
11	ANY OTHER BUSINESS	
11.1	BW asked how light sensors will work on Rahere House in confined placed. DS will find out the answer and respond.	DS
11.2	JT reported that there was a spark out in the area today, despite a woman being told by customer services she'd been the only person affected. DS will look into THIS.	DS
11.3	HC distributed fridge magnets with HFI Directs number on them.	
12	DATE OF NEXT MEETING: Thursday 15th January	