

**Notes of Holland Walk Area Housing Panel
19th March 2008**

Present

Judith Williamson	Brecknock
Claire Skinner	Highcroft & Highlands
Mr King	Hilldrop Crescent
G Roberts	Hilldrop Crescent
Katherine McInerney	Hollins & McCall
Thomas Cooper	Lower Hilldrop CRA
Pat Brock	Miranda TMO
S Richardson	Miranda TMO
Sue Bineham	Wedmore
Chris Graham	1 in 1000 Rep
Ron Vince	1 in 1000 Rep
Eileen Avis	1 in 1000 Rep, Associate Director
Monica Paris	Sussex Close
Cllr Wally Burgess	St Georges Ward
Cllr J Burgess	Junction Ward
Cllr Andrew Cornwell	St Georges Ward
A. Borrie	Chair of HFI Board
Garry Bates	Senior Area Housing Manager
Liza Durrant	Community & Service Development Officer
Baljit Sheemar	Area Housing Manager
Nicholas Arthur	ASB Team Leader

Apologies

John Slaughter	Moelwyn Hughes TRA
Hornsey Lane EMB	
Claire Skinner	Highcroft & Highlands TRA
Justine Gordon-Smith	Ilex House TRA
Gill Empson	Ilex house TRA
Cllr Ursula Woolley	Junction Ward
Cllr Tracy Ismail	St Georges Ward
Dean Bose	Hilldrop Crescent TRA

ITEM	Matter raised	Action
1.0	Introductions	
1.1	Introductions were made. Both the Chair and Vice Chair were not in attendance. The position of Chair was offered to the Panel but all declined. Cllr Janet Burgess agreed to take up the role.	
2.0	Previous Minutes	
2.1	Amendments	
2.1.1	It was omitted that Thomas Cooper offered to support Elthorne Youth Services.	

2.2	Minutes agreed	
3.0	Feedback	
3.1	One panel member is not in agreement with the responses.	
3.2	Q2. There is some dispute between Thames Water. They are not prepared to install showers instead they provide rinse attachments which is an ongoing waste of energy and water. On Lower Hilldrop leaseholders have showers and yet the decent homes programme which has substantial amounts of funds won't install them.	
4.0	Local Issues	
4.1	The tenant compact budget 08/08 was ratified by the panel.	
4.1.2	It was noted by the panel that it is increasingly difficult to prioritise the budget and there is continuous abuse of how the money is allocated. The budget is supposed to be tenant led but repairs are constantly being put through by the area housing office. In one instance the office put through a proposal to repair and renew the asphalt which was 100% repair and not appropriate for that budget.	
4.1.3	The TC budget is small but £157 million has been given for decent homes and yet HFI abuse tenant compact funding for repairs which is exactly the same as providing HRA funds for youth provision. The Panel supported this view.	
4.1.4	GB noted that it was a fair comment and agrees that it's not the type of scheme to go through tenant compact and next year they will look at stricter controls on the criteria.	
4.1.5	It was noted that HFI need to do more to get tenants to come forward with schemes.	
4.1.6	Wedmore TRA related issue they had with paint to stairs. Issue to be taken back to Property Services.	
4.1.7	Panel member felt that the comments raised highlighted the stranglehold that Kiers have over HFI. They charges excessive amounts and the work is of a poor quality. These aren't isolated incidents and Kiers have a complete monopoly. The issue of recommendation of products is also problematic.	
4.1.8	Noted that Kiers is a joint venture with the Council and there is a conflict of interest.	
4.1.9	HFI should be quality managing the work. TRAs feel that at the moment it is them who quality manage the works.	
4.2	One petition was brought to the panel	

4.3	<p>Hillrise</p> <ul style="list-style-type: none"> A petition was received on the 27th February signed by 12 residents, regarding the ASB of youth on the estate. ASB Team actions included a referral to Out of Hours ASB team and Hillrise SNT. The matter was discussed at the Police Liaison Meeting. A block letter was sent to all residents. Estate Services are also looking at ways of preventing asb through estate improvements. <p>Estate Security Budget Not all costing were available at the time of the meeting so panel could not allocate all of the funds. Items 2,3 and 4 were agreed. The rest of the bids to be considered at next meeting.</p>	
5.0	HFI Consultation Items	
5.1	<p>Report 1 –Consultative Panel – Dates and Venues This report is for Decision. GB took panel through report.</p>	
5.1.1	Panel agree to allocate Wednesdays for the AHP meetings, starting at 7pm and remain in the Williamson Street Community Centre. LD to arrange dates. Labour councillors cannot manage the first Wednesday of the month for meetings	
5.2	<p>Report 2 – Review of Tenant’s Compact Summary This report is for consultation. GB takes panel through the report</p>	
5.2.2	<p>General comments Compact was originally between Council and tenants, signed by the council and driven by tenants.</p>	
5.2.3	Useful document but shouldn’t be called the tenant participation compact. Its driven by the Audit commission and shouldn’t go masquerading as something driven by tenants when its not	
5.2.4	Panel to consider a more appropriate name for the document.	
5.3	<p>Report 3 – HFI and panel update This report is for information. GB took panel through report.</p>	
	Panel Noted report	
5.4	<p>Report 4 – Items considered at Sub Boards and consultative panel forward plan This report is for information. GB took panel through report</p>	
	Panel noted report. Request for report on Kier repairs and Maintenance be circulated.	
5.5	<p>Report 5 – Forward Plan This report is for information. GB took panel through report</p>	

<p>5.6</p> <p>5.6.1</p> <p>5.6.2</p>	<p>Panel noted report.</p> <p>Report 6 – 2006/7 Capital Programme 3rd Quarter Monitoring This report is for information. GB took panel through report Panel noted report.</p> <p>Tenant compact 07/08 Hollins & McCall TRA would like dividing screens to be taken down so that when the lift is out of service residents on the top floor can get access. Screens were requested by previous chair of TRA but now residents are complaining to the new Chair. General view from the estate is that they make the area look rough. Consideration not taken into account regarding the elderly, young children or if there is a fire. Cllr Cornwell confirmed that the proposals didn't go through planning but they were recommended via the Police Liaison meeting. Comments to be taken to ESCO and Projects team for comment.</p> <p>Wedmore TRA requested further information on how decisions for the door entry systems were made. The TRA and caretakers were not consulted. Issue to be taken to the Projects Team for response.</p>	
<p>6.0</p>	<p>AOB</p>	
<p>6.1</p> <p>6.2</p> <p>6.3</p> <p>6.4</p> <p>6.5</p> <p>6.6</p> <p>6.7</p> <p>6.8</p>	<p>Training brochure for Trafford Hall circulated.</p> <p>Islington Strategy. Panel asked to bear in mind that Mayor is taking over a lot of panels.</p> <p>Decent Environmental standard in due to be introduced</p> <p>One panel member wanted to draw the panel's attention to a nationwide campaign called Moonlight Robbery campaign. Re tenants being used by the Government to subsidise the tax payer. TRA's are serving invoices to the treasurer. More info is available on the website moonlightrobbery.org.uk. Panel applause.</p> <p>Panel asked what is HFI doing to reduce carbon emissions to housing stock. Panel suggests that someone should come and check carbon emissions and do a before and after survey to decent homes works to see if decent homes really is value for money</p> <p>Comments were made regarding the energy efficient lightbulbs. Disabled and elderly residents cannot change them. What can be done to change this situation? Comment to be taken back to Senior managers.</p> <p>Panel asked HFI to take on board about their wasteful processes The unnecessary letter heading Having showers rather than baths.</p> <p>Further discussion held on energy saving initiatives.</p>	
<p>7.0</p>	<p>Date of next Meeting</p>	
	<p>Wednesday 21st May 2008 at 7pm. The new start time is now 7pm.</p>	

