

**Notes of Holland Walk Area Housing Panel
24th September 2008**

Present

Judith Williamson	Brecknock TRA
Tracy Millar	Brecknock TRA
Tony Statters	Bowerman Court TRA
Annette Potter	Girdlestone TRA
Bob King	Hilldrop Crescent
Katherine McInerney	Hollins & McCall
Thomas Cooper	Lower Hilldrop CRA
Justine Gordon-Smith	Ilex House TRA
John Slaughter	Moelwyn Hughes TRA
Monica Parris	Sussex Close TRA
Sue Bineham	Wedmore TRA
Daniele Pond	Wedmore TRA
Ron Vince	1 in 1000 Rep
Arthur Perry	Disabled /1 in 1000 rep

Cllr Tracy Ismail	St Georges Ward
Cllr Catherine West	Tollington Ward

Garry Bates	Senior Area Housing Manager
David Selo	
Liza Durrant	Community & Service Development Officer
Sarah Farley	Graduate Trainee

Apologies

Phil Boothby	Holly Park
Cllr Wally Burgess	St Georges Ward
Cllr Janet Burgess	Junction Ward
Claire Skinner	Highcroft & Highlands TRA
Pat Brock	Miranda TMO
Hornsey Lane EMB	

All remaining councillors

ITEM	Matter raised	Action
1.0	Introductions	
1.1	Introductions were made.	
2.0	Previous Minutes and Feedback	
2.1	3.1.7 TC had no contact from DH. Pass on to CSDO at Lyon Street.	LD
2.2	No further information regarding the decent homes renewals for Hollins and McCall. Cllr W Burgess was taking the issue up on behalf of the TRA.	
2.3	How old are the Playdell and Stafford Cripps Estates? When are they due for replacement? Are both kitchens and bathrooms within the criteria	HFI

	for decent homes?	
2.4	Panel comment that the south of the borough seems to be getting more decent homes works completed than in the North.	
2.5	Panel propose that a column be added to the decent homes spreadsheets to indicate whether works are for the north or south of the borough.	
2.6	Panel also propose that HFI include ages of kitchens and bathrooms in reports.	
2.7	Discussion on complaints procedure. GB explains 3 stages of procedure. Residents can go to Ombudsman but they are more than likely to advise that they go through the HFI procedure first. Concerns that some complaints seem to take a long time and that residents should be advised that they mark correspondence as a complaint. Panel states that many people don't know the procedure and most problems come from vulnerable people who have no support or people that don't have English as the first language. LD to send out procedure.	LD
2.8	Panel propose that TRAs put how to complain signs in notice boards and Councillors details in boards/blocks.	
2.9	Individual case of resident calling HFI Direct. LD to forward details to Jo Knight.	LD
2.10	Minutes agreed	
3.0	Local Issues	
3.1	One petition was brought to the panel. Chair steps down for this agenda item.	
3.1.2	A petition was received on 14 th July 2008 the signed by 6 residents of Holly Park Estate, regarding the refuse collection. Islington Council's Street Environment Services responded to the petition on 19 th July 2008. It was made clear that the slope at Blythewood Road cannot be used as a means of pulling or pushing refuse containers to the collection vehicle. The health and safety procedure states that bins should not be dragged up a slope if there is an alternative route available.	
3.1.3	Homes for Islington are currently consulting with the residents with the proposal of erecting blockade sleepers on this part of the estate road. This will prevent vehicles from parking on the double yellow lines. We have received a 60/40 response in favour of the barriers. The actual number of residents responding was very low therefore residents have been written to again in an effort to obtain their comments. In the meantime staff are still putting notices on vehicles.	
3.1.4	GB again confirmed that HFI are not seeking to impose any parking	

	restrictions on Holly Park estate and never will without the permission of residents.	
3.1.5	Ilex House TRA contacted Cllr Doolan to seek advice on the situation to which recommendations were given. JGS to forward email from Cllr Doolan to GB.	JGS
3.1.6	HFI to facilitate meeting with Cllr Gary Doolan, Residents and HFI with a view to find a suitable solution for all parties. To take place in October.	AHO
3.1.7	The Panel agree to support this meeting	
4.0	HFI Consultation Items	
4.1	Report 1 – review of HFI Sustainability Strategy This report is for Consultation. DS took panel through report.	
4.1.1	Strategy to incorporate climate change, water usage and how to involve the community more.	
4.1.2	Cllr West working with Groundwork on a pilot growing vegetable scheme. TRAs to contact her if they are interested.	
4.1.3	Concerns that residents will lose Community Garden Initiative when Greenspace go Private. GB to seek clarification.	GB
4.1.4	Panel asked who will be responsible for drawing up criteria for the contractor for Grounds maintenance. Told that Jon Farrant sits on the panel. Suggestion that new contractor should have a representative to liaise with TRA/Community Groups – Possibly a ‘community gardener liaison officer’.	
4.1.5	Public green spaces are covered in Council tax and costs of communal areas on estates are covered by rents or service charges. This is the same in all councils across the country. HFI have separated the cost of caretaking and grounds form charges.	
4.1.6	Clarification given on S106 funding – the money is for Islington Borough as a whole and that there are usually restrictions on any kind of s106 funding. Usually it is put into open spaces but very occasionally Planners request that the money be spent in certain areas. Panel support HFI in seeking more funding for estates.	
4.1.7	The decent homes programme does include energy efficient boilers as it is a high priority for HFI. HFI want to help residents manage costs and be energy efficient. Panel suggest that boilers that are less energy efficient should also be replaced. DS to take back and look at suggestions.	
4.1.8	Discussion on the negative aspects of the use of new pvc for double glazing. The material is toxic and has a short life and it’s the least environmentally friendly material. Panel suggest that other materials be	

	considered. DS to look at again and take points back although there are cost implications.	
4.1.9	Panel suggest that residents should be part of the strategy panel.	
4.1.10	6.2 Are HFI using tenant's money to fund services that are already coming from the council (rubbish collections and recycling)? Reference made to a letter from the Director of Operations. Panel request the Councillors take up the issue on the behalf of all residents.	
4.1.11	Panel want HFI to look at most cost effective ways of sustainability so that in 20 years tenants aren't facing the same situation.	
4.1.12	Panel would like HFI to apply for more money from the small climate fund.	
4.1.13	Suggestion that Bob Drinkwater from the Hilldrop Community centre be invited to a panel to discuss solar panels.	
4.2	Report 2 – Items considered at Board and Sub Board This report is for information. Panel note report	
4.2.1	EA inspected PFI property with discrepancies. Cllr West to raise complaints with Partners.	Hilldrop Cres TRA
4.3	Report 3 – Performance Indicators 2007/08 This report is for information only. Panel note report.	
4.3.1	Brecknock TRA are happy with new dog signs. TRA suggest that letters should accompany the new signs stating the new law and penalties. LD to take back to estate services.	LD
4.3.2	3.1 Panel will get full results in November 3.2 Should be LBI not HFI	
4.3.3	Panel request a list of all the ways HFI Consults with residents.	SDT
4.4	Report 4 – Forward Plan This report is for information only. Panel note report.	
4.5	Report 5 – 2008/09 Capital Monitoring – 1st Quarter Monitoring This report is for information only. Panel note report	
4.5.1	Is there an update on whether Sussex Close will be getting new kitchens and bathrooms? A meeting took place with HFI and cllrs and Cllr West would like to know if this has been taken into account. (Pg 36)	
4.5.2	Cllr West requests a an update on Saltdene estate under the heating programme 0809 (Pg 44)	ASB

4.5.3	Why are contractors' works only guaranteed for a year?	
4.5.4	Cllr Ismail requests more specification on the environmental works to Margery Fry (pg 41)	
4.5.5	What will the material be for the railings on Hilldrop Crescent (pg 40)	
4.5.6	Have the roofs been completed on Turpin Way? (Pg 31)	
4.5.7	50-57 Hilldrop Crescent. Update needed as representative says the work hasn't been completed. (p46)	
5.0	AOB	
5.1	Ilex House TRA ask panel to individually sign petition regarding mobile phone masts on the roof of Ilex House. JGS explains the current situation to the panel.	
5.2	Bulk refuse collection response letter from HFI circulated. JGS to do a petition and write a letter on behalf of the panel. Cllrs also asked to raise issue on behalf of residents.	
5.3	Discussion on the £20k gift that was donated to ILA.	
5.4	Cllr West to raise with Simon Kwong the possibility of holding a tenants conference.	
6.0	Date of next Meeting	
	Wednesday 19 th November 2008 at 7pm.	