

Notes of Holland Walk Area Housing Panel 18 March 2009

Present

Tracey Millar	Brecknock TRA
Justine Gordon-Smith	Ilex House TRA
Robert Coombe	Holbrooke Court
Katherine McInerney	Hollins and McCall TRA
Robert King	Hilldrop Crescent TRA
Resident	Hilldrop Crescent TRA
Philip Boothby	Holly Park Estate TRA
Thomas Cooper	Lower Hilldrop CRA
Pat Brock	Miranda TMO
Steph Richardson	Miranda TMO
John Slaughter	Moelwyn Hughes TRA
Eileen Avis	1 in 1000 Rep/ Associate Director HFI
Ron Vince	1 in 1000 Rep
Cllr Tracy Ismail	St George's ward
Cllr Wally Burgess	St George's Councillor
Cllr Janet Burgess	Councillor
Liza Durrant	Community & Service Development Officer
Winston Morris	Customer Services and Estate Services Manager
Doug Goldring	Director of Operations
Wesley Jolly	Area Programme Manager

Apologies

Baljit Sheemar	Area Housing Manager
Monica Parris	Sussex Close TRA
Hornsey Lane EMB	
All remaining councillors	

ITEM	Matter raised	Action
1.0	Introductions	
1.1	Introductions were made.	
1.2	Chair running late so Vice Chair to Chair meeting for duration.	
2.0	Previous Minutes and Feedback	
2.1	Mansells/Hilldrop Wall. WJ clarifies that Mansells were instructed by HFI to knock down the wall on Hilldrop Crescent in order to make it safe. Noted that it shouldn't have taken so long to clarify issue to residents.	
2.2	ICLS/Compensation. WM clarifies issue. ICSL did knock down wall and there is no record of compensation. HFI to calculate payment to take off resident's service charge. With regarding to ongoing issue of ICLS using road and damage caused	

	WM has written to relevant Cllrs and Kenny Wilkes and hoping to have a meeting in April to resolve the issue.	
2.3	David Hutchinson has spoken to Eileen Avis regarding her query on bike parking. Feedback and recommendations from last panel went to Managed Property Sub board. The Boards decisions and recommendations are summarised on feedback page at front of panel papers booklet. Each Estate to decide at local level what schemes and costs are to be implemented.	
2.4	Claims for contractor damage to HFI property. Noted not a satisfactory response from Property Services. DG will endeavour to find out further details and feedback to the panel as list has already been started. Process is in place for major works. Photographic evidence is taken of site before works start and after the site compound has been removed. All contractors are obligated to reinstate site to original state.	
2.5	Discussion regarding individual issue at Lower Hilldrop. Photo of damaged pillar circulated. Ongoing issue, to be raised at Whittington Sub Panel.	
2.6	Minutes agreed	
3.0	Matters Arising	
3.1	3.2.3 – TRA request update on Kingsley House Petition	AHO
3.2	Wall on Miranda Estate. WM to chase up	AHO
4.0	Local Issues	
4.1	<u>Estate Security</u> £48,334 estate security budget. Panel to allocate funding at next Area Housing Panel in May. Area Housing Panels have full freedom to decide how the funding is allocated providing it is linked to improving estate security. Forms available at the meeting and will be sent via email to TRAs/TMOs. Deadline for return to office is 16 th April.	ALL
4.2	<u>LBI Community Funding</u> LBI has made a saving from the refurbishment of the Town Hall auditorium. This saving is to be allocated to either to community facilities or play areas and sports facilities on estates. The office has compiled bids on behalf of estates to send through to LBI. Councillors will also be written to by LBI in order to put forward estates for consideration. Cllr Ismail requests list of estates where funding is needed for play areas. LD to provide.	LD
5.0	Consultative Panel Reports	
5.1	<u>Report 1 - Consultative Panels Meeting Dates and Venue</u> This report is for consultation. DG takes panel through report	
5.1.1	Panel agree to hold meetings in the Williamson Street Community Centre on the last Wednesday of every window; May 20 July 22 September 23 November 18	

	January 20 March 17	
5.2	<u>Report 2 – Implementation of Estate Services Efficiencies</u> This report is for consultation. DG takes panel through report	
5.2.1	Leaseholders from 104 Kingston Road raised individual issue asking how services charges are calculated for caretaking on their estate as it doesn't seem fairly allocated. Details to be passed on to Home Ownership for response.	HOU
5.2.2	Panel raise the issue again of paying for bulk refuse. If HFI estates have bulk refuse service then why can't HFI residents have this contribution taken out of their council tax instead? Noted that residents are relatively happy with the HFI service but want a refund of this contribution from LBI. HFI cannot make decision on LBI issue.	
5.2.3	General discussion on the proposal for removing non resident caretakers. Concern that specialist knowledge of estate will disappear with new proposal. Panel advised that HFI is not taking away individual caretakers from estates rather they are changing the status of caretakers.	
5.2.4	Noted that satisfaction on estates where resident caretakers get taken away has risen.	
5.2.5	HFI did consult on the efficiencies with residents through the Estate Service Review Group and Focus Groups. Michelle Breen is the rep for the panel.	
5.2.6	Some residents have completed forms to join Resident Involvement Register but not had any response. Forward to Service Development Team.	SDT
5.2.7	Patch re-measurements have been completed but negotiations with the Union on time apportioned to task are currently ongoing. WM to send measurements to Thomas Cooper.	WM
5.2.8	Proposal to reject paper. 2 in favour rejecting paper 8 Abstentions	
5.3	<u>Report 3 – Review of tenant and Resident Association Constitution</u> This report is for consultation. DG takes panel through report	
5.3.1	Proposal to reject report and leave constitution as it is. There is provision within constitution to make changes at a local level.	
5.3.4	Unanimous decision in favour of rejecting report.	
5.4	<u>Report 4 – HFI Consultative Panel Update</u> This report is for information. Panel note report	
5.4.1	3.1. Noted that courses are free through other providers so panel question why are	

	tenant's rents subsidising training. Issue has been raised previously by Panel.	
5.5	<u>Report 5 – Business Plan Objectives 2009/14</u> This report is for information. Panel note report.	
5.6	<u>Report 6 – Demystifying HFI's Finances – The HRA made Simple</u> This report is for information. Panel note report.	
5.6.1	Discussion over subsidies.	
5.7	<u>Report 7 – 2008/9 Captial Programme – 3rd quarter monitoring</u> This report is for information. Panel note report.	
5.7.1	Down pipes on Miranda- WJ will update TMO next week.	
5.7.2	Lower Hilldrop- Ongoing problem with lighting in block relating to Asphalt work due to be done under Tenant Compact funding. DG to raise issue with Property Services.	PS
5.7.3	Sky system fault on Holly Park 99-141 Holly Park. Issues with Installation of sky on Miranda estate. DG to raise issue with Property Services.	PS
5.7.4	Panel have one week to give comment on Justine's letter to Cllr Stacy. Email has been sent to reps but no response as yet on examples to provide in letter.	Panel
5.7.5	Rumours that two offices are to close are unfounded. Central Street is closing but HFI are currently looking at other suitable sites.	
6.0	<u>AOB</u>	
6.1	Full address for community centre needed on website.	Coms
8.0	<u>Date of next meeting</u>	
	Wednesday 20 th May 2009	