

## Notes of Holland Walk Area Housing Panel 20<sup>th</sup> January 2010

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### Present

(JGS) Justine Gordon-Smith	Ilex House TRA	Chair
(GR) Glyn Roberts	Hilldrop Crescent TRA	
(RC) Robert Coombs	Holbrook Court TRA	
(KM) Katherine McInerney	Hollins and McCall TRA	
(PB) Philip Boothby	Holly Park Estate TRA	
(SJ) Steph Joyner	Miranda TMO	
(PB) Pat Brock	Miranda TMO	
(AP) Arthur Perry	1 in 1000 Rep	
(EA) Elieen Avis	1 in 1000, Associate Director	
(RV) Ron Vince	1 in 1000 Rep	
(DS) David Selo		
(BS) Baljit Sheemar	Area Housing Manager	
(LE) Lyn Edwards	HFI Consultation Manager	
(CC) Catherine Curzon	Special Projects Manager	
(LD) Liza Durrant	Community & Service Development Officer	
CLlr Tracy Ismail	St George's Ward	
CLlr Catherine West	Tollington Ward	

### Apologies

CLlr Wally Burgess  
 CLlr Janet Burgess  
 John Slaughter  
 Hornsey Lane EMB

ITEM	Matter raised	Action
<b>1.0</b>	<b>Introductions</b>	
<b>1.1</b>	Introductions were made.	
<b>2.0</b>	<b>Cripplegate Presentation</b>	
<b>2.1</b>	Cripplegate Foundation is a local, independent charity. They make grants in Islington and parts of the City of London.	
<b>2.2</b>		
<b>2.3</b>	We give grants both to organisations and to individuals (up to £500) The sort of activities can be funded are parent and toddler groups, sports and exercise activities, youth clubs and other young peoples' organisations and tenants and residents associations among many others	
<b>2.4</b>	Council can help with CRB checks.	
<b>2.5</b>	There are four opportunities to get the funding each year. LD to forward on information via email.	<b>LD</b>

	An application pack can be downloaded from: <a href="http://www.cripplegate.org">www.cripplegate.org</a>	
2.6	Panel thanks Kristina.	
3.0	<b>Caretaking Performance</b>	
	Eileen Avis congratulates the Holland Walk caretakers for being a high performing office in terms of caretaking.	
4.0	<b>Previous Minutes and Feedback</b>	
4.1	Minutes agreed.	
4.2	Tracy Miller's name was omitted from the last panel attendance.	
4.3	4.13 Cllr Ismail waiting for response regarding Hollins and McCall trees. JF to respond.	<b>JF</b>
4.4	Cllr Ismail asks if the windows on Brecknock meet the Decent Homes Standards.	<b>Central</b>
4.5	Cllr West has spoken to the Board regarding the standard of information reports and it is part of a larger communications strategy. Cllr also recommends that there should be an independent tenant's voice. Board yet to make a decision on this.	
4.6	LD to double check feedback from all the other panels with regards to the repairs report in Septembers papers. Minutes from all area panels are also available on the website so residents can check what comments have been made.	<b>LD</b>
5.0	<b>Local Issues – Petitions</b>	
5.1	<u>Oakdale Court Petition</u> The report was provided in response to a petition from seventeen residents of Oakdale Court, Fortnam Road, submitted on 6 <sup>th</sup> December 2009. The petition is regarding a request for windows to be included in the Decent Homes works.	
5.1.1	Works are planned for this financial year to install kitchens and bathrooms at Oakdale Court. Following receipt of the petition from residents a survey is being organised to establish the current condition of the windows.	
5.1.2	The findings and any actions following the completion of the survey will be reported to the next panel.	
5.1.3	Panel request repair history of Oakdale Court when investigation the petition.	<b>LE</b>
5.2	LD to send Karen Ferdinands email address to Justine so she can give panel comments regarding windows for the reprocurment panel.	<b>LD</b>
5.3	Concerns raised that scope of major works is often limited and residents concerns are not taken into account.	
5.4	What is the age difference in bathrooms between 259 Brecknock Road and Tansley Close as they are similar blocks yet 259 is getting bathrooms whereas Tansley Close isn't. LE to respond.	<b>LE</b>

<b>6.0</b>	<b>Consultative Panel Reports</b>	
<b>6.1</b>	<b><u>Report 1 - Feedback from Consultation Items at Consultative Panels November 2009</u></b> This report is for information. Panel note report.	
<b>6.2</b>	<b><u>Report 2 – Housing Revenue Account</u></b> This report is for consultation. DS takes panel through the report.	
<b>6.2.1</b>	Section 2.2 and section 9 have been withdrawn for consultation.	
<b>6.2.2</b>	Panel discuss paper and give general comments.	
<b>6.2.3</b>	If Estate service charge of £1.19 covers lights then why aren't people getting their lighting. The service isn't sufficient.	
<b>6.2.4</b>	Panel request what is the rent increase with regards to those with disabilities.	<b>Central</b>
<b>6.2.5</b>	Panel recommend compensation for loss of caretaking service from 1 day rather than 5 consecutive days.	
<b>6.2.6</b>	DS confirms that Digital TV is not included in rent. 26p is separate charge towards installation of aerials.	
<b>6.2.7</b>	Concerns raised that lots of people are being charged for a service they are not getting. On Miranda Estate they received the letters last year stating that they would be charged the 26p but still no aerials. Some leaseholders are also being charged the one off fee of £75 and not receiving the service. Panel recommend that people who aren't getting Dig TV but are still being charged are reimbursed/compensated. Forward concerns to Martin Dennis.	
<b>6.2.8</b>	How long will cost of installation go on for? DS clarified that it will be number of years. Decision has yet to be made whether the charge will continue to fund maintenance. HFI will know once the installation has been completed.	
<b>6.2.9</b>	DS confirmed that people who don't have a TV still have to pay 26p if there is a communal aerial.	
<b>6.2.10</b>	What is proposed increase for Ilex House concierge?	<b>Central</b>
<b>6.2.11</b>	Panel recommend that tenants should receive refunds for every service they don't receive.	
<b>6.3</b>	<b><u>Report 3 – Amendments to LBI Secure Tenancy Agreement</u></b> This report is for consultation. DS takes panel through the report.	
<b>6.3.1</b>	Panel discuss the report and give general comments.	
<b>6.3.2</b>	There should be consistency between leaseholders and tenants and they should all have the same conditions. Panel can't discuss this issue properly unless everyone have the same conditions. Panel recommend that everyone has the same conditions.	
<b>6.3.3</b>	Panel find it difficult to make fully informed decisions without full information. It was also noted that there is not much point in having any changes if HFI don't	

	enforce what's in the conditions already	
6.3.4	Clarification requested on what is termed as laminate flooring. Does it include lino/wooden/concrete/bamboo etc? Issue is more about poor insulation underneath rather than the actual laminate flooring.	Central
6.3.5	Panel request guideline on dog fouling. Cllr West comments that we need to get tougher as there has not been one fine in the borough. Information to be available at the next panel.	
6.3.6	Why is smoking rule in conditions when it is against the law?	Central
6.3.7	Are security grills a concern for the person living in the flat or for the whole building? Are HFI planning to take away security grills as lots of old people use them as they have security issues?	
6.3.8	Cllr West noted that the wording regarding laminate flooring has been changed to enable people to be taken to court as previously this couldn't happen.	
6.3.9	Is there guidance on insulation when permission is given for laminate flooring?	Central
6.3.10	Are tenants going to get fire certificates for their doors in their properties?	
6.3.11	Cllr West advised that Government is changing law after the recent fires in South London and their will be cost implications.	
6.3.12	Will new Tenancy Conditions be implemented for new or existing tenants?	Central
6.3.13	Miranda Estate asked if it would be possible to put cut off button for lights at appropriate heights in disabled tenant's flats?	Central
6.3.14	Panel ask what are planned measures for fire doors.	Central
6.3.15	Will conditions be enforced retrospectively?	Central
6.3.16	Miranda Estate ask if written permission for pets be taken from property to property?	Central
6.3.17	Panel take vote and majority vote for Option 3.	
6.4	<b><u>Report 4 – R &amp; M Re-procurement Update</u></b> This report is for information. Panel note report.	
6.5	<b><u>Report 6 – Forward Plan</u></b> This report is for information. Panel note report.	
7.0	<b>AOB</b>	
7.1	Do HFI term dog mess as hazardous or non hazardous?	Central
7.2	Will Holland Walk enforce dogs on leads around the office/local estate?	AHO
8.0	<b>Date of next meeting</b>	
	Wednesday 17 <sup>th</sup> March 2010	