

Notes of Lyon Street Area Housing Panel 19th January 2009

Present:

Richard Beal	(RB)	Keighley & Staveley TRA (Chair)
Bill Millett M.B.E.	(BM)	Mackwest TRA
Liz Colloppy	(LC)	Sturmer Way, 1 in 1000
Pat Croci	(PC)	Papworth Gardens, 1 in 1000 (LH)
Irene Spence	(IS)	Mersey Estate TRA
Amanda Arnold	(AA)	Fairdene Court TRA
Brian Potter	(BP)	Pleasant Place TRA
Cllr Spall	(LS)	Caledonian Ward
Cllr Edwards	(BE)	Holloway Ward
Cllr Fieran –Reed	(EFR)	St Mary's Ward
Lee Williamson	(LW)	Guest – Mersey Estate
George Colloppy	(GC)	Guest – Sturmer Way
Dolly Sparks	(DS)	Guest – Papworth Gardens
Mary Bowman	(MB)	Guest – Sebbon Street
Adam Borrie	(AB)	Chair of Board (HFI)
Garry Bates	(GB)	Head of Service (HFI)
Seval Halil	(SH)	Housing Services Manager (HFI)
Lyn Edwards	(LE)	Area Programme Manager (HFI)
Lee McDermott	(LM)	Community & Service Development Officer (HFI)

Apologies:

Sadie Lambert	(SL)	Lion Court 1 in 1000 (LH)
Charles Riley	(CR)	Rowstock Gardens TRA
Mary Barnard	(MB)	Fairdene Court TRA
Kathy Martin	(KM)	Papworth Gardens, 1 in 1000
Kathy Daley	(KD)	Poynder Court

ITEM	Matter raised	Action
1.0 1.1	Introductions Introductions were made.	
2.0 2.1 2.2	Minutes and Matter Arising Minutes were agreed to be a true and accurate record. IS advised the panel that she had recently spoken with Kier and conveyed the discussions at the last meeting around Kier attending panel meetings. Kier representatives offered to attend and hold an advice surgery prior to the area panel meetings as it was not appropriate to discuss individual estates at the meetings.	
3.0 3.1 3.1.1 3.1.2 3.2 3.2.1 3.2.2 3.2.3	Consultation Items: Report 1: Rent Charges and Proposals 09/10 GB took the panel through the report. BP advised that he had not had adequate time to read the reports and proposed to delay any decision until he had. Panel were asked their views and all felt that they were able to make a decision. Rent Increases BP went on to advise the panel he felt that it was unfair to ask tenants to pay more rent, as per proposal 2b, as not all resident who paid would benefit from the energy saving measures. Cllr Edwards advised that the assumption was that everyone who pays used services equally. People often pay more and take less out. Many are happy to contribute for the benefit of others. Panel voted on item 3.3 and seven voted in favour of option 2b and one abstained.	

3.3	Higher rent for new tenants:	
3.3.1	BP advised that the rents were too high already.	
3.3.2	BM added there should not be a two tier system in place and everyone should pay the same amount for the same service.	
3.3.3	Panel felt that they did not want to see LA rents being brought into line with RSLs and believed this was an unfair practice. Panel voted unanimously that rents should remain the same for new tenants as for old tenants.	
3.4	Heating and Hot Water:	
3.4.1	Cllr Spall and Cllr Edwards advised that there was already an agreement in place to stagger the increase in charges and that the agreement should be adhered to.	
3.4.2	AA told the panel she felt it was unfair for residents who benefit from communal systems to be subsidised as residents with their own systems are not subsidised.	
3.4.3	Panel voted Six in favour of option 4 (ending current subsidy system) with one abstention and one vote against. Many felt that the communal charges were very much less than their own current bills.	
3.5	Other Charges:	
3.5.1	Estate Parking: Seven panel members voted to keep estate parking charges the same with no decrease for taxi's and provision of free parking for electric vehicles. One against.	
3.5.2	5% increase: Increased rent on garages and other services should not be increased by 5% as panel cannot see that costs have risen by that amount nor has inflation – the panel felt this was unjustifiable.	
4.0	Report 2: Bike Parking on Estate	
4.1	Bike Stands/ Bike Stores	
4.1.1	BM advised that previous schemes costs lots of money and were not terribly effective with bikes being vandalised regularly.	
4.1.2	IS advised that the Mersey Estate was screaming out for bike parking and welcomed the idea.	
4.1.3	PC felt that residents would be too worried about vandalism to use	

	the bike parking.	
4.1.4	BE advised that for short term parking stands were useful in their place but ultimately more secure provisions should be made.	
4.1.5	Panel felt that there should be a combination of options one and two with consultation locally to decide the appropriateness of each scheme. Panel advised that either or both should be provided as appropriate and at no cost. Panel recommended that HFI seek subsidy of parking from LBI Climate Change Fund.	
4.2	Provision of Motorbike Spaces/ tow away scheme:	
4.2.1	BP said there were often badly parked motorbikes and he would welcome the contractor being able to remove them.	
4.2.2	The panel voted unanimously in favour of the removal poorly parked motorcycles and or issuing of fines in the same way as other vehicles.	
4.2.3	Panel also felt that the division of car parking spaces should only be carried out where there is a local requirement and only with consultation of residents – panel felt that some areas were already struggling with limited parking bays.	
5.0	Report 3: 5% Sustainability, Tenants Compact, Community Safety and Estate Security	
5.0.1	LM advised that there would be a separately convened meeting in late Feb early Jan to discuss and allocate Tenant Compact and Estate Security budgets.	LM
5.1	Tenant Compact Panel felt strongly that a number of the items listed as being options for spend under tenant compact should not be included as they were repair or maintenance issues; panel specifically asked for the following to be removed and advised that they would not agree to: White/ Yellow Line marking; garage clearance or demolition; repair works to outdoor stores; Garage Repairs; Community Centre Repairs nor caretaker stores.	
5.2	Estate Security A number of panel members advised that they were aware that at least one other area panel refused to allocate this budget to youth provision and advised that the panel should not subsidise LBI in this respect.	
5.3	Community Safety Panel were advised there was currently only one local bid and that this was on the Westbourne Estate. BP asked for details of this bid for the panel – LM advised he would provide these at the next meeting although this was a decision made at Board level.	LM

<p>6.0</p> <p>6.1</p> <p>6.2</p>	<p>Report 4: Financial Inclusion</p> <p>Panel noted this report but felt there was little to comment on other than it felt that the number and breadth of services provided across the borough should be better co-ordinated.</p> <p>In addition to this the panel felt that Employment and worklessness were not a housing function.</p>	
<p>7.0</p> <p>7.1</p> <p>7.2</p> <p>7.3</p> <p>7.4</p>	<p>Information Items</p> <p>Report 5: Tenant Satisfaction Survey</p> <p>This report is for information only; Panel noted report.</p> <p>Report 6: Disposal of Land managed by HFI</p> <p>This report is for information only; Panel noted report.</p> <p>Report 7: HFI and Consultative Panel Update</p> <p>This report is for information only; Panel noted report.</p> <p>Report 8: Forward Plan</p> <p>This report is for information only; Panel noted report.</p>	
<p>8.0</p> <p>8.1</p> <p>8.2</p> <p>8.3</p> <p>8.4</p>	<p>AOB</p> <p>RB advised the panel that he had spoken to the Chair and other members of the Board about co-ordinating the consultation items better at the board with the area panel meetings. RB went on to advise that he felt that AHPs should be provided with information ahead of Board meetings so that he could feed back the panel's view rather than his own.</p> <p>AB thanked the panel and volunteers put forward to be part of the re-procurement process and advised that the process was a very complicated one and that it was currently being worked on by other members of the Board. Once the processes were finalised, the volunteers would be contacted to attend.</p> <p>BP advised the panel that he in his role as Chair of FITA and the ILA was refused entry to the HFI AGM.</p> <p>AB clarified that BP was not refused entry and was simply not invited. AB went on to advise that BP had received a statement regarding this and he was welcome to read it out to the panel.</p>	

	Date of next Meeting: TBA	