

## Notes of Lyon Street Area Housing Panel 18<sup>th</sup> May 2009 @ 7.00PM

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### Present:

Richard Beal	<b>(RB)</b>	Keighley & Staveley TRA (Chair)
Bill Millett M.B.E.	<b>(BM)</b>	Westbourne, 1 in 1000
Liz Colloppy	<b>(LC)</b>	Sturmer Way, 1 in 1000
Pat Croci	<b>(PC)</b>	Papworth Gardens, 1 in 1000 (LH)
Irene Spence	<b>(IS)</b>	Mersey Estate TRA
Brian Potter	<b>(BP)</b>	Pleasant Place TRA
Mary Barnard	<b>(MB)</b>	Fairdene Court TRA
Mary Fitzpatrick	<b>(MF)</b>	Forrest Court TRA
Ray Tapper	<b>(RT)</b>	Thornhill Houses
Cllr Spall	<b>(LS)</b>	Caledonian Ward
Gary Doolan	<b>(GD)</b>	GMB
Kathy Daley	<b>(KD)</b>	Guest – Poynder Court
George Colloppy	<b>(GC)</b>	Guest – Sturmer Way
Lee Williamson	<b>(LW)</b>	Guest – Mersey Estate
Mary Bowman	<b>(MB)</b>	Guest – Sebbon Street
Jo Knight	<b>(JK)</b>	Head of Service, Operations (HFI)
Seval Halil	<b>(SH)</b>	Area Housing Manager (HFI)
Lyn Edwards	<b>(LE)</b>	Consultation Manager (HFI)
Lee McDermott	<b>(LM)</b>	Community & Service Development Officer (HFI)
Laure Kennedy	<b>(LK)</b>	Community & Service Development Officer (HFI)

### Apologies:

Dolly Sparks  
Cllr Edwards  
Sadie Lambert

ITEM	Matter raised	Action
<b>1.0</b>  1.1	<b>Introductions</b>  Introductions were made. Lee advised the panel that Laure-Ann Kennedy would be working with LM in job share at Lyon Street AHO.	
<b>2.0</b>  2.1  2.2  2.3  2.4  2.5	<b>Gary Doolan – GMB</b>  LM explained that following the report on the CT review the panel received in March, Garry Doolan had been invited to share his views on the proposals.  GD explained that his members and other staff would not be adversely affected by any of the proposed changes as they were all protected under employment law but that he was concerned that there may be an affect on the services provided.  GD also advised there was already now a policy of not recruiting residential caretakers, this does not affect the current employees but there are concerns around whether this will be effective.  IS felt that TRAs should have an input into the discussion as to whether residential caretakers are needed. The money saved should also be put back into caretaking.  A number of the panel members thought the loss of residential caretakers would be bad for their estates and that the service they received would be affected. PC advised that her estate had not had a residential ct for a number of years and felt that the service received was adequate.	
<b>3.0</b>  3.1	<b>Panel Elections to 1/1000 Posts, Chair, Vice Chair and Associate Director:</b>  1/1000 Posts: LM advised the panel that there had been four applications for the four 1/1000 posts that were available within the West Area. The Panel voted and duly elected:  <ul style="list-style-type: none"> <li>• Bill Millett MBE - Westbourne</li> <li>• Sadie Lambert – Lion Court</li> <li>• Pat Croci – Papworth Gardens</li> <li>• Liz Collopy – Sturmer Way</li> </ul> CHAIR: RB and BP were nominated as chair a with BP receiving three votes and RB receiving four; RB was duly elected as Chair.	

3.2	VICE CHAIR: BP was nominated for this post and stood unopposed; the panel unanimously elected BP as their Vice Chair.	
3.3	ASSOCIATE DIRECTOR: RB was nominated for this post and stood unopposed; the panel unanimously elected RB as HFI Associate Director.	
4.0	<p><b>Minutes and Matters Arising</b></p> <p>4.1 BP asked for clarification around what the revised rent increase would be for the coming year. SH advised that the amount rents would be increased by was less than the original letters sent to tenants advised and all residents should already have received letters with the revised increases.</p> <p>MB advised she had not received letter regarding rent increase.</p> <p>BP asked if they were likely to increase in line with substantial increases as had been the case in other London Boroughs. JK advised that this was highly unlikely.</p>	LM
5.0	<p><b>Consultation Items:</b></p> <p>5.1 Report One – Tenant Compact Review</p> <p>5.1.1 JK went through the papers. Report 1 –changes were made under 4.1.</p> <p>5.1.2 BP again raised his distress that HFI had withdrawn Compact Review Meetings with FITA and advised that he would not discuss the paper until meetings were resumed.</p> <p>5.1.3 Panel noted the report and made no further comments.</p> <p>5.2 Report Two – Options for Supporting TRAs</p> <p>5.2.1 BP advised panel of legal challenge to the termination of SLA with FITA so was limited on what he would say.</p> <p>5.2.2 RB – asked for better communication between the Board and the panel.</p> <p>5.2.3 BP asked for an update on the proposed changes to the board arrangements.</p> <p>5.2.4 IS advised that more support was needed for TRAs regarding telephone lines and bills. The bills are often large and there is little funding available to help pay for them.</p>	LM

5.2.5	RB thought the proposal to have a professionally facilitated events (Item 5.3.1 of report) was an excellent idea and much welcomed.	
5.3	<b>Report Three - re-procurement of Repairs and Maintenance Contract.</b>	
5.3.1	JK took the panel through the report.	
5.3.2	BP asked if there would be a profit share arrangement between the new contractor and HFI as there currently was between Kier and LBI? JK advised that this had not been decided yet.	
5.3.3	RB asked whether there would be any scope in the tender process to judge the work of the contractors on their current contracts?	
5.3.4	IS advised that there was indeed tenant feedback being requested from all tenders.	
5.3.5	BP raised the issue of the Kier contractors working within HFI offices and whether this arrangement would remain with the new contractor. JK advised that closer working arrangements had been pursued where it resulted in a better service for customers.	
<b>6.0</b>	<b>Information Items:</b>	
<b>6.1</b>	<b>Report Four – Elections (agenda item Three)</b>	
<b>6.2</b>	<b>Report Five – Homes for Islington Panel Update</b>	
6.2.1	Panel noted the report and discussed issues around illegally occupation of properties and what work HFI carried out in this area. JK suggested that Val Dawes be invited to the next panel meeting to discuss her teams work.	LM
<b>6.3</b>	<b>Report Six – Forward Plan</b> Panel noted the report.	
<b>7.0</b>	<b>AOB</b>	
7.1	Is advised the panel that she had recently discovered that there was asbestos in a number of properties and that she had become aware of a woman who had sanded her artex ceiling which contained asbestos. IS asked if residents could be written to advising where asbestos was in their homes so they knew what risks there were.	
7.2	BP raised a complaint regarding attempts he recently made to speak with	

	someone in the Property Services Team. BP advised that he called a number of different numbers as he was directed to do by staff voicemail messages in the team but found himself after five different calls still speaking to a voicemail.	
	Date of next Meeting: Monday 20 <sup>th</sup> July 2009 @ 7.00PM	