

Notes of Lyon Street Area Housing Panel Monday 21st January 2008

Present:

Bill Millett M.B.E.	(BM)	Mackwest TRA
Mary Barnard	(MB)	Fairdene Court TRA
Sadie Lambert	(SL)	Lion Court 1 in 1000 (LH)
Pat Croci	(PC)	Papworth Gardens, 1 in 1000 (LH)
Kathy Martin	(KM)	Papworth Gardens, 1 in 1000
Bert Gafney	(BG)	Caledonian Estate TRA
Brian Potter	(BP)	Pleasant Place TRA
Charles Riley	(CR)	Rowstock Gardens TRA
Liz Colloppy	(LC)	Sturmer Way, 1 in 1000
Kathy Daley	(KD)	Guest – Poynder Court
Mary Bowman	(MB)	Guest – Sebbon Street
Dolly Sparks	(DS)	Guest – Papworth Gardens
Cllr Edwards	(BE)	Holloway Ward
Cllr Spall	(CS)	Caledonian Ward (chair)
Cllr Fieran-Reed	(EFR)	Barnsbury Ward
Neville Archer	(NA)	LBI Housing & Performance
Bryony Willett	(BW)	LBI Housing & Performance
Adam Borrie	(AB)	Chair of the Board (HFI)
Jon Farrant	(GB)	Senior Area Housing Manager (HFI)
Lyn Edwards	(LE)	Area Programme Manager (HFI)
Lee McDermott	(LM)	Community & Service Development Officer (HFI)

Apologies:

Richard Beal
George Colloppy

ITEM	Matter raised	Action
1.0	Introductions	
1.1	<p>Following apologies received from Richard Beal, panel agreed that Cllr Spall should chair the meeting. There were no objections to this. Cllr Spall proceeded to open the meeting and all present made their introductions to the panel.</p> <p>LM gave a brief update regarding John Eustace and explained that any letters, comments, cards etc could be forwarded through him at LS.</p>	
2.0	Previous notes and matters arising	
2.1	Notes were agreed to be a true and accurate record	
3.0	Consultation Items	
3.0	<p>Item 2: Developing Islington's Housing Strategy 2008-2012</p> <p>3.1 NA & BW advised the panel the LBIs current strategy was out of date and needed updating. NA took the panel through the LBI report and asked for comments on the paper, which will cover council as well as privately owned accommodation across the borough.</p> <p>3.2 BP sought clarification over ownership of new build properties across the borough. BP advised the panel that the ownership of Council funded builds should remain the property of the Council.</p> <p>3.3 BE advised that this was something that should be considered but the issue should not overshadow the opportunity to have an input into this important consultation.</p> <p>3.4 SL enquired whether there would be any new builds made available for sale solely to existing council tenants. SL saw this as a way as allowing tenants with the means to purchase to move on and free up rented accommodation for tenants on housing waiting lists.</p> <p>3.5 BP & SL both thought that the density of existing properties and impact on services in the area should be considered when planning new developments.</p>	

3.6	BP advised that priority should be given to building larger properties and advocated that the now little used Parker Norris Standard should be applied to new builds.	
3.7	BE advised that he was concerned over the costs of new-build properties and that more use should be made of existing properties as they can often be converted much more cheaply than it would cost to build new.	
3.8	BM advised the panel that the RTB scheme had caused a lot of the current problems and the money raised should have been re-invested in building new council homes.	
3.9	BW circulated a brief questionnaire and asked the panel members to complete it and return it to LM at LSAHO.	LM
4.0	Item 1: Housing Revenue Account ; review of fees and charges 08/09	
4.1	JF took the panel through this report. The Panel broadly agreed with the report but members made the following comments:	
4.2	3.3 of the report. BP advised that there was a huge disparity between incomes across the borough so it will be important to ensure very local income information was used when new rents were being calculated.	
4.3	4.1.8. Panel agreed that option (i) of the report was the most appropriate.	
4.4	4.2.2 Panels noted the increases and were pleased that they broadly reflected its previous comments on this matter.	
4.5	BE felt that it was unfair that residents whose properties were on estate land used by the general public were charged for the caretaking and lighting of what was essentially a public footpath/ highway.	
5.0	Item 3:Consultative Panel Tenants Compact and Estate Security 08/09	
5.1	JF took the panel through this report.	
5.2	LM advised the panel that decisions regarding the allocation of the TC monies and estate security budget would be made at a separate meeting in Feb/ March 08 and that he would write to panel members with the details.	
5.3	BP asked if it would be possible to breakdown the TC spends between street properties and estates. LE advised that this would be possible.	

6.0	HFI Information Items	
6.1	<p>Report 4 – Disposal of Land Managed by HFI This report is for information only; Panel noted report.</p>	
6.2	<p>Report 5 – HFI and Consultative Panel Update This report is for information only; Panel noted report.</p>	
6.3	<p>Report 6 – Decision Items at last Board and Sub Boards This report is for information only; Panel noted report.</p>	
6.3	<p>Report 7 – Forward Plan This report is for information only; Panel noted report.</p>	
7.0	AOB	
7.1	<p>Panel Commented that the papers are not being received on time and the possibility of making the meetings for the 08/09 year later in the month to ensure panel members have at least a week to read the items.</p>	
7.2	<p>BP asked AB why the time available for questions at board meetings had been reduced from 20 minutes to 15? AB replied that there was a high number of operational matters being brought to the meetings for decisions and that meant that there was less time available. AB went on to advise that they were trying to change this and that would hopefully result in more time being made available for questions.</p>	
7.3	<p>BP advised AB that HH was not a safe place for the board meetings to be held and that he felt that they would be better held at the town hall. There had been a number of recent incidents in Highbury Fields involving board and staff members.</p>	
7.4	<p>KM asked if it was appropriate for her caretaker to be covering other estates. KM advised that it was unfair that the caretaker for Papworth Gardens had to also clean another estate and this meant her did not have enough time to cover his own work. JF explained that sometimes CTs would cover other estates but was not aware of the circumstances in this instance. LM advised he would clarify the circumstances on that estate and report back to KM.</p>	LM
7.5	<p>BP advised the panel that the LH Forum was still around but that the LVT upheld complaints about the way LBI sought to fund the scheme meaning that there was currently no funding in place. It was understood that monies that had been paid for this would be returned.</p>	
7.6	<p>BE thanked the ASB team at Lyon Street whom he had recently had cause to contact, regarding a personal matter, and was pleased with the results.</p>	

7.7	CR advised that the residents of Moulford and Pangbourne House were being put at risk as, despite report after report to the AHO the locks on the block were not being repaired. He asked if this was now policy not to repair these locks whilst we waited for the new door entry scheme to start? LM advised he would enquire with the ES team.	LM
	Date of next Meeting: 17th March 2008	