

	<p><u>Upper Street South Area Housing Panel Meeting</u></p> <p>17th January 2008</p>	
	<p>Present: Pritpal Chhoker – Boleyn Road Area Housing Manager (PC) Stephen White – Community and Service Development Officer(SW) Jon Farrant – Senior Area Housing Manager (JF) Stan Goulding – Estate Services Coordinator (SG) Carol Johnson –Burder Close TRA (CJ) Jessie White – Hawthorne Close TRA (JW) Lorna Reid – Highbury Estate TRA (LR) Christian Clark – Western Isles TRA (CC) Pat Krause – Hathersage Court (PK) Cllr Terry Stacy – (CTS) Alan Woolley – Mayville TRA (AW) Neville Archer – LBI (NA) Bryony Willett – LBI (BW)</p> <p>Guest: S Kolthoff-Callan, T Arblaster, E Saville, - residents of Ongar House, D.Mitchell, S Hicks, Jackie Djahit, Faik Djahit - residents of John Kennedy Court</p> <p>Apologies: M.Lea – I in 1000 rep & V.Young – John Kennedy Court</p>	
Item		Action
1	<p>As proposed by the chair and agreed with members of panel the first items of business were the petitions.</p> <p><u>Petition of John Kennedy Court (JKC) TRA</u></p> <p>Petition was moved by Mr Faik Djahit who laid out, for the attention of panel members, the issues and the concerns of residents regarding the windows on this estate. Issues include, water penetration, excessive drafts and bad sound insulation. Residents are also concerned with apparent delays in dealing with the issue.</p> <p><i>JW – ‘declared an interest as a member of the Managed Properties Sub-Board (MPSB)</i></p>	

	<p>JW - The decent homes work plan, has a copy and there are still things that are to be decided. Is familiar with the problems of JKC but has not seen anything in the strategy for this estate.</p> <p>PC – We do have sympathy with the residents concerns but there is a programme of works that HFI needed to adhere to. Residents have had a response to the petition highlighting the current situation and plans for the estate. Window repairs will be undertaken and a more detailed survey of the estate will be carried out closer to the date of commencement of decent homes works.</p> <p>LR – The panel has no power to award money for the works but would like to propose the following. It was unanimously agreed by the Panel that:</p> <ol style="list-style-type: none"> 1. It be recommended to the MPSB that the survey in regards to JKC be brought forward. 2. Clarification is sought in regards to the section 106 money that will be or is available as a result of the new build taking place near JKC. 3. That the reps for JKC be informed of the date of the next meeting of the MPSB <p>JW – Undertook to raise this matter at the next MPSB and confirmed that the next meeting of the MPSB will be on 13th February 2008 at 6.30pm in Highbury House</p>	<p>SW – point 3</p>
<p>2</p>	<p><u>Petition by residents of Ongar House</u></p> <p>Petition moved by Ms Kolthoff-Callan who laid out for the attention of panel members the issue of concern to the residents which is security to the bike shed area on the estate. Highlighted that, residents had reported this before. Area concerned is a blind spot and is a security risk. Requesting that security gates be installed or some sort of alternative security arrangement be put in place.</p> <p>JW – <i>‘declared an interest as a member of the Managed Properties Sub-Board (MPSB)</i></p> <p>JW - It would be reasonable to look to fund additional security from the Estate Security Budget.</p> <p>SG – To meet with residents on the estate to look into issue and establish what security can be put in place. The funding for this will be sought from the Tenants Compact and not the Estate Security Budget.</p>	

	<p>LR – Recommending that SG visits Ongar House and puts forward a proposal out of the Tenants Compact which should include the possible relocation of the/a camera already in place on Ongar House.</p> <p>Recommendation was put to the vote and carried unanimously.</p>	SG
3	<p><u>Minutes of last meeting</u></p> <p>2 Minutes last meeting</p> <p>AW – Has the ASB team got enough staff and what are their KPI's. Would like a detailed ASB Team report at the next meeting.</p> <p>JF – Are you talking about the out of hours ASB Team.</p> <p>AW – Yes</p> <p>JF – In that case we will try and invite Siobhan O'Donnell along to the next meeting.</p> <p>LR – Would like this to take place at a meeting where the agenda is not too heavy.</p> <p>3 Upper Street Local Report</p> <p>AW – In regards to caretaking, HFI approached us about an SLA in 2005 and we are still waiting.</p> <p>JF – SLA's to date have been very ad hoc. We are now moving to a much more structured approach towards SLA's and the measuring exercise which is presently underway is to assist us in that process. At the moment SLA's have being put back to ensure that when we resume doing them that we get them right.</p> <p>AW – Still concerned re: delays on this issue.</p> <p>JF – Apologised for the delays.</p> <p>12 AOB</p> <p>JW – Confirmed that tree to the rear of the Boleyn Road office is to be removed.</p> <p>CTS – Confirmed that the Neptune House site is to used for new build.</p> <p>AW – Could you demolish the garages that are presently there?</p>	SO/SW

	<p>CTS – Agreed to take that away.</p>	<p>PT</p>
<p>4</p>	<p>Central Reports</p> <p>Proposed that the Housing Strategy item be taken next as there are LBI representatives in attendance to deal with this report.</p> <p><u>Developing Islington’s Housing Strategy 2008-2012</u></p> <p>NA – Presented report to members of the panel highlighting its main aspects. Report is seeking panels help in identifying what are your concerns and what are issues for you. There are also questionnaires which we would like you to fill in.</p> <p>LR – Would like LBI to cease the lease back arrangement in cases of ex LBI properties. Also does not think that this sorts out the housing issue. It is also a drain on the HB system. Sustainable housing – there are reports out confirming that the gap between the rich and poor is widening and this will need to be looked at as it impacts on housing. Affordable housing – there are residents who cannot afford to go to work as based on their wages they will not be able to pay the rent.</p> <p>JW – Concerned about density. Concerned that in a few years we will return to slums i.e. the development of 136 flats near to John Kennedy Court. Has anyone looked at schools and GP provision etc.</p> <p>Allocations – dealt with by LBI but thinks present arrangement is deplorable as people stay on the list for years getting pushed further down by people coming into the borough i.e. extended family etc.</p> <p>AW – The waiting list is over subscribed, thinks it should be shut to anyone living outside the borough until problems within the borough are resolved. Would like priority given to people who live within the area.</p> <p>LR – It is not the waiting list, it is the statutory obligation placed on the organisation.</p> <p>AW – LBI & HFI have moved away from preventative maintenance to reactive maintenance and this is a problem. Affordable housing – detest this phrase, affordable to who?, thinks this should be looked at and determined locally.</p> <p>CTS – Agrees with chair. LBI has raised this issue nationally. There is a shift of resources from London. LBI is the 6th most deprived borough in the country. The most deprived areas are predominantly made up of council estates. Interesting challenge, density and housing provision and this is something we have challenged the Mayor on. Difficult</p>	

	<p>balance as we would like more housing but would not want the borough destroyed. Any new housing built in the borough will be for the benefit of the local community. In regards to ex: leaseholders properties, understands concerns but we can't do anything about this. However we can get tougher about the terms of our leases.</p> <p>NA – These are big issues that are being raised and this is what the strategy looks at and these meetings are not the end.</p> <p>LR – Could we not do something in a bigger venue.</p> <p>CTS – There is going to be a housing network conference on this and we will, as much as diaries allow, attend meetings on this.</p> <p>NA – Advised that completed questionnaires can be returned to SW or directly himself.</p>	
5	<p>Central Reports</p> <p><u>Housing Revenue Account – Review of Rents, Fees and Charges for 2008/09</u></p> <p>JF – Introduced report highlighting the reports main aspects.</p> <p>LR – Formula is an average based on your environment etc.</p> <p>JF – This a comparison.</p> <p>AW – Concerned that estate agents view of rents is considered in this area.</p> <p>CTS – The Council have argued on this and managed to secure a buffer of five years.</p> <p><i>Communal Heating</i></p> <p>CTS – Has asked HFI to look at installing individual heating controls in each flat/property. The issue here is why are the majority subsidising others on this issue.</p> <p>LR – If you are on benefits, your benefit does not increase by £2 per week and this will be an issue.</p> <p>JF – Metering will also be an issue on this.</p> <p><i>Parking Penalty Charge</i></p> <p>JF – Explained these charges.</p>	

	<p>LR – Does panel support any of the proposed increases?</p> <p>Panel unanimously rejected any proposed increases.</p> <p>CTS – You may wish to make a recommendation that the phasing in of any increased charges is longer.</p> <p>LR – Agreed.</p>	
6	<p><u>Tenants Compact & Estate Security 2008/09</u></p> <p>LR – There is pressure on the panel to fund youth services.</p> <p>JW – We are not giving everything to the Rosebowl Project.</p> <p>LR – We explained that we could not fund this project and that they should not be made to beg. This was raised with John Phillips. They are not exclusively for our use and we cannot understand why the residents are being asked to fund this. This seems to be an issue in the poorer parts of the borough.</p> <p>JW – Can the figures be explained?</p> <p>JF – What is outlined is what was prioritised last year and is not this years commitment. Supporting Rosebowl is the panel’s decision. Also clarified how the estate security budget came into being.</p> <p>AW – Highlighted historical problems of getting feedback from Youth Services</p> <p>CC – Lives on the estate so would vote in favour of Rosebowl getting its funding. Southern Housing does not supply anything and they should be contributing.</p> <p>PC – Appreciates panel’s position but no alternative funds are yet identified. Recommended that this is looked at in detail at the special meeting in February.</p> <p>LR – Informed panel of possible delays in having information regarding schemes ready for meeting in February.</p> <p>After discussions, panel agreed to set a date in February for a special tenants compact & estate security budget meeting.</p> <p>Agreed meeting will be held on Thursady 28th February 2008 at 7.00pm – venue to be confirmed</p> <p>JF – Undertook to ensure that schemes for discussion and agreement</p>	SW

	<p>will be ready in time for the meeting.</p> <p>JW – Suggested that there is a ring around in advance of panel meetings in an attempt to increase attendance</p>	SW
7	<p><u>Disposal of land managed by HFI</u></p> <p>No comments made on report.</p>	
8	<p><u>HFI Consultative Panel Update</u></p> <p>No comments made on report.</p>	
9	<p><u>Decision Items at Ist Board and Sub-Boards</u></p> <p>No comments made on report.</p>	
10	<p><u>Forward Plan</u></p> <p>No comments</p>	
11	<p><u>Local Performance Report</u></p> <p>LR – When ASB cases are carried forward, who reviews them?</p> <p>PC – This is done by the Team Leader in conjunction with the ASB officer.</p> <p>LR – Would like a bit more detailed explanation behind the figures.</p> <p>LR – Still concerned that housing benefit overpayments are recovered via the rent account and ignore residents potential appeal rights. Has already raised this with Doug.</p> <p>PC – Staff do check with housing benefits. While housing benefits are carrying out recovery action we do not ask a lot of questions and this may be something to be looked at, at a higher level.</p> <p>LR – Customer comment cards – would like information about total number of cards completed.</p>	SW

<p>12</p>	<p><u>A.O.B</u></p> <p>JW – Concerned about the arrangements between 222 Upper Street and Northway House and residents being referred between the two offices. Parking permits has moved from 222 to Finsbury Park but this does not seem to have been advertised. Would like to know who suggested moving this service.</p> <p>PC – We had long queues at Northway House, post the festive season, in one day we had over 400 callers. There was a HB review and letters went out requesting that action be taken within 14 days. As a result of this we were inundated with callers to the office. We asked for 222’s assistance as this was an area of work which they could also deal with and Eva did contact them to resolve the problem of residents getting referred between the two offices.</p> <p>LR – Can HFI not go back to LBI and ask for additional resources when they do something like this?</p> <p>JF – Doug has written to the HB Director on this as it dropped HFI right in it.</p> <p>CJ – Raised the issue of works to communal stairways on Burder Close and the problems it was causing. Distributed photo’s which were taken away by JF which he undertook to look into.</p>	
	<p style="text-align: center;">Details of next meeting: Wednesday 12th March 2008 in Committee Room 1 at the Town Hall</p>	