

Upper Street (North) Area Housing Panel

21/5/09

1.1	<p>Present</p> <p>Panel Members Robert Burbidge (Chair) Tracey Owen (Clifton Haden and Vice Chair) Tony Brown (Bennett Court) Fabiona Bellobono (Hood Court) Paul Delappe (Six Acres) Richard Schunemann (Andover)</p> <p>Ex Officio Members Cllr O'Sullivan</p> <p>Guests Theresa Coyle (Andover Community Centre and HFI director)</p> <p>Speakers Jenny Daly (LBI Sustainability) Siobhan O'Donnell – Out of Hours Antisocial Behaviour Richard Berwick – Project Team</p> <p>Staff Jo Knight Mandy Miller Winston Morris Chris Donovan</p> <p>Apologies Cllr Sidnell</p>	
1.2	<p>Andrew Ross (Aubert Court) Rosanna Farrugia (Tawney Court) Brian Blackateer (Stephens Ink)</p>	
2	<p>Jenny Daly - Sustainability Community Engagement officer of the LBI Environmental Sustainability Section</p>	
2.1	<p>described the work of the sustainability team</p> <p>There is £1m available for foodgrowing projects borough wide</p> <p>Advisors have been appointed to work with residents on fuel economy</p> <p>A new grass roots sustainability project has grants available ranging from £5,000 to £30,000 to reduce carbon footprint.</p>	
2.2	<p>RS Has been trying to get energy saving projects underway for three years. Has suggested a wind turbine on the roof of tall Clifton, one of the most exposed sites in</p>	

<p>2.3</p> <p>2,4</p>	<p>Islington. It could power communal lighting.</p> <p>JK Will take this back</p> <p>Barbara Clark, the energy advisor employed in the area the Neighbourhood Community Management = FinFuture could work in conjunction with Energy Doctors</p> <p>TC Queried why energy doctors have not been in touch with Andover community centre – would be interested in a joint project. CD Would also like to meet Barbara</p> <p>Soul in the City are running a project on Andover next week involving an environmental clean up and planting up beds and window boxes – does anyone have access to 4 tonnes compost. There are 70 shrubs and up to 1050 window boxes. Needed by next week.</p> <p>JD Suggested Freightliners Farm and the Greenspace project giving away compost on Highbury Fields.</p>	<p>JK</p> <p>JD</p> <p>CD</p> <p>WM</p>
<p>3</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>3.3.1</p>	<p>Mins of last Meeting</p> <p>Parking 'Fly-parking' on dairy slip road seems under control</p> <p>Parking behind old YMCA (7th Day Adventist Church) still a problem. Housing office has approached them and pastor has asked congregation to be considerate. Area is patrolled by Wings and if congregation members 'squat' allocated parking spaces they can be towed. The non-allocated parking spaces currently used by the contractors during the week are available on a first come first served basis at weekends.</p> <p>PD is developing a good relationship with church and it has offered use of meeting rooms to local orgs and a number of other joint ventures and mutual help are possible.</p> <p>7th Day Adventist Funday TO annoyed that Clifton/Haden residents were not leafleted by the church with invitations and information in the same way as Andover and Six Acres. Although TO lives opposite church if CD had not informed her of funday at last panel the first she would have known about it would have been the sound of the bands.</p> <p>CD Would a joint meeting of TRAs and Church be a useful community development? – would TRAs like him to set it up or approach church themselves?</p> <p>PD Better from locals – good idea and happy to organise if TRAs do not want to approach themselves.</p> <p>Dogs SO'D Problems behind the police station identified as taking place between 1am Friday morning and 5pm on Saturday. Team immediately carried out a door</p>	<p>CD</p> <p>PD</p>

<p>3.3.2</p> <p>3.3.3</p>	<p>knocking exercise locally to check if any witnesses – no-one willing or able.</p> <p>Problem with dealing with this issue is lack of information.</p> <p>The first fixed penalty notice has been issued on Six Acres for allowing a dog in a restricted zone.</p> <p>Signs are needed on the new Minguard Walk play area to add this to restricted zones.</p> <p>RS 20 mature trees have been killed on the Andover. They would cost between £20,000 and £100,000 to replace – this is criminal damage amounting to £1/2m and £2m – and that is only one HFI estate – as a reaction a one off door knocking exercise does not cut it.</p> <ul style="list-style-type: none"> • What is HFI's strategy for dealing with this problem • Who is co-ordinating • Are cameras being deployed? • Are rewards being offered for information? <p>RS raised it with the panel three weeks ago and he expected all these measure and more to be in place by now.</p> <p>MM</p> <ul style="list-style-type: none"> • HFI are costing the use of expanding the professional witness presence on estate. • The issue of a reward being offered requires agreement of LBI and that is being discussed with them. • Protective measures for trees are being costed. <p>RS this is not satisfactory – issue needs action, not talk.</p> <p>Cllr O'S As estate is private property has issue of confiscating dogs been looked at?</p> <p>MM Legal advice of what powers HFI has is being sought.</p> <p>FB What sort of dogs are causing the damage?</p> <p>MM It is suspected that damage is caused by owners training fighting dogs – ripping bark and hanging from branches strengthens jaws.</p> <p>JK HFI are talking to LBI about a joint publicity campaign</p> <p>CD A recent success was the concierge cameras on Harvist catching 'dog-nappers' stealing a dog, it is assumed for fighting. The suspected culprits have been arrested. The dog returned to its owner and prosecutions are pending.</p> <p>RS This is inadequate in three weeks – a co-ordinated strategy is needed. On 7th May specifically asked who would be co-ordinating</p> <p>Cllr O'S Can LBI delegate powers to HFI This is after all criminal damage?</p>	<p>WM</p>
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	<p>TC Nearly the whole of the last panel meeting was taken up with this issue. Why has nothing been done? It is devastating to have to report another tree has been killed. It is no use expecting residents to do anything – onus is on landlords and their managing agents to sort this out. Why not use some of the estate security money to protect trees.</p> <p>WM That is what is being costed.</p> <p>FB Is Andover an exception or is this a borough wide problem?</p> <p>JK Will look into a working partnership with LBI, police and courts and will feed concerns back to Barry Hatton.</p> <p>PD If a resident does report this sort of incident it puts them under a great deal of pressure as, by the time the team arrives, the perpetrators have left.</p> <p>SO'D Even information about the time slot of an occurrence is useful, it helps build up a pattern and inform the allocation of resources.</p> <p>Cllr O'S How many people has HFI evicted on this issue?</p> <p>SO'D One case was witnessed by the team and is being pursued by Office.</p> <p>Cllr O'S So, none.</p> <p>3.3.4 FB To prevent so much time being spent on this every panel meeting could a paper from Barry Hatton setting out proposals be brought to next panel.</p> <p>JK Undertook to bring strands together</p> <p>3.4 Caretakers RS Disturbed to note that the efficiency review of caretakers phases out weekend caretaking. Will there be a commensurate reduction in charges?</p> <p>JK The proposal only affects the smaller estates, where there is a need the service will continue.</p> <p>PD Where residential caretakers are replaced with non-residential will they be supplied with facilities</p> <p>WM Yes, these will be built where necessary.</p> <p>3.5 Review of TRAs FB Will leaseholders be able to form the majority of a TRA committee? This will affect proposals for tenant compact improvements as leaseholders vote against anything which results in a bill.</p> <p>JK Yes, maximum number of leaseholders on a committee will reflect proportion of leaseholders on estate.</p>	<p>JK</p>
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3.6	<p>Town Hall Underspend RS Panel was told that agreed projects for the Town Hall underspend would be brought back to panel – why has this not been done?</p> <p>CD LBI have not yet agreed projects.</p>	
4	<p>Additional AOB TB Map in front of central papers shows wrong location for meeting</p>	CD
5	<p>Minor Budgets RB presented an updated spreadsheet of work and took questions</p>	
5.1	<p>Tawney Court have opted for a cheaper bicycle security scheme but wish to use under-spend to enhance perimeter security and lighting of the bicycle storage area.</p> <p>Panel agreed.</p>	RB
5.2	<p>FB There has been vociferous disagreement by the leaseholders over the proposed gate scheme. The original request was voted through by a small majority and approved for funding by panel but leaseholders subsequently called a meeting and voted against it.</p> <p>At a public meeting to discuss the detailed plans there was a strong leasehold presence arguing against and project team decided to go to a door to door ballot about proceeding with scheme. Conrad was very fair in way he ran meeting but leaseholders were very worked up.</p> <p>FB concerned about the negative effect Right to Buy has on quality of life for tenants as improvement schemes are voted down by leaseholders fearing bills, in particular buy to let landlords who don't want to see the profits they make out of Council Housing diminished.</p>	
5.3	<p>TC Concerned that a project voted for by TRA is to be put to ballot – this creates a precedent. Would Conrad provide a written explanation to panel of reasons?</p> <p>JK RTB is enshrined in law and there is little HFI can do about it but take up is falling now with smaller discounts and a rocky property market.</p>	RB
5.4	<p>TB The Bennett Court proposals agreed by panel have been scaled back and there will be an underspend – can this be used to replace a door on community hall</p> <p>Panel agreed</p>	RB
6	<p>Central papers</p>	
6.1	<p>Summary of Tenants Compact Panel asked to comment on paper</p>	
6.1.1	<p>RS Asked for it to be made clear that Environmental and Capital Works budgets are not to be used for repairs</p>	

	Office should ensure repair projects are not put forward. <i>(nb repairs to outbuildings, garages etc are specifically included in brief for these budgets)</i>	
6.1.2	TC Asked how the budgets are distributed between panels WM Proportionately by number of properties represented.	
6.1.3	WM Will be distributing a leaflet to all TRAs asking for projects for next financial year.	WM
6.1.4	RS Would like to have a list of how many properties each TRA represents and how much of the budget is had been allocated to them over last three years for next panel.	CD
6.1.5	FB Gets a lot of consultation forms with short notice to reply. Please note that if such documents are sent out TRA needs to meet and discuss before chair can reply on their behalf and at least 6 weeks is needed for reply. JK noted and will pass back.	JK
6.2	Options for Supporting TRAs JK Panel's views are sought	
6.2.1	TB What will these proposals cost? Will it be cheaper than FITA and will savings be ring fenced to residents' involvement and TRA support? Cllr O'S Agreed money should be ring-fenced and asked for an assurance this would be done JK Will pass back	JK
6.2.2	RS This paper is a box ticking exercise – one document with loaded questions sent out to individuals on TRA committee with short time for answers does not constitute consultation – full debate is needed. The future of HFI after Decent Homes programme is complete is a matter for full debate, not for HFI or LBI officers or even Councillors to decide TC What consultation was carried out to base paper on? TB A questionnaire was sent out to TRAs RS This is not good enough, it is not consultation JK Will feed back that panel desire full and open consultation about future of HFI after Decent Homes	JK
6.2.3	FB HFI need to invest properly in support of TRAs and community development.	

	Abolishing FITA and simply allocating their work to already overstretched resident involvement staff is a serious cut.	
6.2.4	Has consideration been given to a voucher scheme for attending TRA meetings and other consultative bodies?	
6.2.5	What about those residents without a TRA or other organised voice – 1 in a thousand rep cannot really speak for them even if panel had one JK Resident Involvement Register provides one way for residents without a TRA to become involved	
6.2.6	FB Please remember not everyone is on internet JK Anyone with ideas of how better to carry out this role please put ideas forward through CD	
6.2.7	TC There will be an outreach worker in Tollington area who will be door knocking and there are usually LBI/HFI staff who are in contact with even the hardest to reach groups \- midwives, social workers etc – can their feedback be co-ordinated? FB Hard to reach groups not always represented on either TRAs or Residents Involvement register – what resources are being put into including them in consultations?	
6.2.8	May panel have a paper detailing how savings on FITA are to be re-allocated? TC There needs to be more training and education about involvement Cllr O'S Views this as a transitional phase – will be looking at an independent organisation rather than one funded through HFI as managing agents.	JK
6.2.9	5.3.1 What influence does HFI have on other RSLs? JK There are some shared services – caretakers on Bentham, rubbish collection on Marquess etc. HFI is looking to extend the commercial exploitation of our expertise – there is interest from other RSLs in hiring our investigation team.	
6.3	Re-procurement	
6.3.1	Cllr O'S Last contractors have been progressively disengaging from Borough. Please ensure that there is a commitment to employing locals, especially local youth in the new contract.	
6.3.2	A limit to the layers of sub-contracting should also be set – contractor letting to sub-contractor who in turn lets to other sub-contractors make quality control impossible.	
6.3.3	TC Why is contract being let by HFI and not LBI? JK Because LBI is happy to allow us the responsibility of doing so RS A decision has been made for HFI to keep and control part of the contract.	

6.3.4	<p>TB Would be in favour of the commitment to employ and train local youth being a major point in deciding on a contractor.</p> <p>Panel agreed</p> <p>TC Believes that the commitment to employ only contractors with a track record and experience contradicts the intention to retain part of the contract. As HFI we have no experience.</p> <p>Cllr O'S A large proportion of HFI staff are local, whereas only a small proportion of Keirs staff were.</p> <p>RS HFI do not have to bid, they just do not let the part of the contract they intend to retain.</p> <p>JK Will take this concern back</p>	JK
6.4	<p>Elections Paper noted</p>	
6.5	<p>HFI Consultative Panels Update Paper noted</p>	
6.6	<p>Consultative Panels forward plan Paper noted</p>	
7	<p>Elections</p>	
7.1	<p>Panel gave vote of thanks to Robert Burbidge for all his hard work supporting and chairing panel. Robert stepped down as Chair and Tracey Owen as Vice Chair.</p>	
7.2	<p>Chair Richard Schunemann of Andover nominated Tracey Owen of Clifton Haden as chair. Tony Brown of Bennett Court Seconded. TO accepted nomination. There were no other nominations There was a unanimous vote in favour</p>	
7.3	<p>Vice Chair Richard Schunemann nominated Tony Brown of Bennett Court as vice chair. Paul Delappe seconded. Tony Brown accepted nomination. There were no other nominations. A unanimous vote in favour was recorded.</p>	
7.4	<p>1 in a 1000 rep There were no candidates.</p>	
7.5	<p>Associate Director Tracey Owen nominated Fabiona Bellobono of Hood Court. Tony Brown seconded. FB accepted nomination. Unanimous vote in favour.</p>	
8	AOB none	