

	<p style="text-align: center;"><b><u>Upper Street South Area Housing Panel Meeting</u></b></p> <p style="text-align: center;"><b>22<sup>nd</sup> January 2009</b></p>	
	<p><b>Present:</b> Pritpal Chhoker – Boleyn Road Area Housing Manager (<b>PC</b>)            Jon Farrant – Senior Area Housing Manager (<b>JF</b>)            Jenny Greenfield – Homes for Islington (<b>JG</b>)            Stephen White - Homes for Islington (<b>JB</b>)            Conrad Giwa – Homes for Islington (<b>CG</b>)            Jessie White – Hawthorne Close TRA (<b>JW</b>)            Lorna Reid – Highbury Estate TRA (<b>LR/Chair</b>)            Mrs Lea – 1 in 1000 (<b>ML</b>)            Doreen Fishlock – Mayville Estate TRA (<b>DF</b>)            Carol Johnson – Burder Close TRA (<b>CJ</b>)            Eileen Digby – Western Isles TRA (<b>CR</b>)            Geoff Wilson – Seaforth Crescent TRA (<b>GW</b>)            Simon Coleman – Enterprise (<b>SC</b>)            Peter Roach – Homes for Islington (<b>PR</b>)            Councillor Smith (<b>CS</b>)</p> <p><b>Guest:</b> Alf Bigby, Mrs Steele, Noreen Harfield, Ray Alcock, Debra Hamilton, Adam Borrie - (Chair of Homes for Islington)</p> <p><b>Apologies:</b> Councillor Berent, Councillor Jamieson-Ball, Pat Krouse, Rebecca Hodgson, Louise Compton, Margaret Johns, Sharon Buglioni</p>	
Item		Action
1	<p>Introductions made at outset of meeting</p> <p><b>LR</b> proposing to change agenda to have petitions heard first including petition by Hawthorne Close residents which was tabled on the night.</p> <p>Petition read to members of the panel. <b>JW</b> clarified situation surrounding the submission of the petition.</p> <p><b>LR</b> agreed to hear the petition</p>	

<p>i)</p> <p>ii)</p> <p>iii)</p>	<p><b><u>Petition by residents of Mildmay Street</u></b></p> <p>Mrs Steele present at panel on behalf of residents of Mildmay Street in respect of this petition. Highlighted reason for the submission of the petition and the issues of concern to residents.</p> <p><b>LR</b> – Read out HFI’s response to petition to panel members.</p> <p><b>PC</b> – Provided further update on behalf of HFI. Confirmed that door knocking had been undertaken in regards to the issues raised. Residents appear in favour of possible closure of the alley way. In view of this, this is what HFI are now pursuing. Update expected from Legal Services on this by 05.02.09.</p> <p>Further update to provided at March 09 panel.</p> <p><b><u>Petition by Highbury Quadrant TRA</u></b></p> <p><b>SW</b> – Relayed the apologies of the TRA reps.</p> <p><b>JW</b> – Highlighted her support for the petition.</p> <p><b>PC</b> – Clarified HFI’s position in regards to the position. At the moment there is no money available for this sort of work. However consultation is underway with LBI and appropriate agencies to identify funds and hopefully have the required restoration works undertaken. Cost for a survey on this, have come back at about £500, which will be paid by HFI.</p> <p>Further update to be provided at March 09 panel.</p> <p><b>LR</b> – Are there plans to maintain it if it is restored.</p> <p><b>PC</b> – This decision is still to be made.</p> <p><b>CS</b> – Highlighted her support and the support of residents in getting this statue restored.</p> <p><b><u>Petition by residents of Hawthorne Close</u></b></p> <p><b>JW</b> – Highlighted that lead petitioner is Mrs Austin from No: 6. Highlighted the grounds for the petition and the fact that they are seeking middle ground with the residents of Kerridge Court on this matter.</p> <p><b>PR</b> – Clarified situation on Kerridge Court and the reason for the additional security works. Confirmed that designs are not yet</p>	
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	<p>Complete but coded access are proposed.</p> <p><b>LR</b> – How are works being funded?</p> <p><b>PC</b> – Via the community safety fund which went to the IDC.</p> <p><b>Debra Hamilton</b> – Understands that issue is that the elderly residents on Hawthorne wish to continue using the estate as a walk through.</p> <p><b>LR</b> – Seeking clarification as where we now go with this petition.</p> <p><b>PC</b> – Scheme is very closely developed with residents, members of the board have visited with residents in attendance. Estate does seem to suffer ASB problems. An update will be given to the next panel meeting highlighting pros and cons however the board seem to have already agreed this.</p> <p><b>LR</b> – Will both parties be given an opportunity to respond on this petition.</p> <p><b>PC</b> – Yes, but we have to respect the concerns of the residents on Kerridge Court.</p> <p><b>JW</b> – Concerned with lack of consultation with residents on Hawthorne Close and Burder Close. PC stated that this scheme was primarily around the wishes of Kerridge Court and their security needs.</p>	
<p><b>2</b></p>	<p><b><u>Minutes of last meeting</u></b></p> <p><b>JW</b> – Highlighted issue of dog walking that is now taking place on Burder Close.</p> <p><b>PC</b> – Advised that there has been 3 fixed penalty notices served in regards to dog issues.</p> <p><b>JW</b> - Would like an update/report on how many penalty notices have been issued for the next panel meeting.</p> <p><b>LR</b> – Agreed this request.</p> <p><b>Signage on Hathersage Court and Highbury Estate</b></p> <p><b>LR</b> – Would like the signs replaced. Would like an update on this for the next panel meeting.</p> <p><b>Heating Issues</b></p> <p><b>LR</b> – Highlighted amendment to minutes under Item 4 (ii) on page 5, where the point she was making was the length of time the heating was</p>	<p><b>PR</b></p>

	<p>on could be problematic for families who did not need that amount of constant heat.</p> <p><b>LR</b> – Concerned about the training to participate in the re-procurement of repairs and maintenance contract 2010.</p> <p>Panel requested that <b>SW</b> contacts Margaret Johns to establish if she still wished to participate in this process.</p> <p><b>Questions from Panel on 22.11.08 and responses</b></p> <p><b>LR</b> – In regards the Worklessness Initiative Q.4 remains unanswered and would like that raised again.</p> <p>(4. How will the success of the scheme be measured)</p> <p><b>Scarab Cleaning</b></p> <p><b>Mr Alcock</b> – Concerned about irregularity of this service and wishes to know what will happen when it fails to arrive.</p> <p><b>LR</b> – Highlighted question that was raised at panel which is not related.</p> <p><b>PC</b> – Office is liaising with the TRA and had written to them about revising the SLA. There had been a very extensive exchange of e-mails between the TRA and the office on this issue and believes it should be left to that forum to resolve this issue.</p> <p><b>LR</b> – Would like an update for the next panel in regards to a fair distribution of the scarab services.</p>	<p><b>SW</b></p> <p><b>SW</b></p> <p><b>PR</b></p>
<p><b>3</b></p>	<p><b>An address by Simon Coleman – Contracts Manager, Enterprise</b></p> <p><b>Simon</b> – provided members of the panel with brief background on his experience in this area i.e. ground maintenance. Highlighted the diversity of the make up of the spaces in Islington to be maintained, some of which are a bit complex. Expectation of the organisation is that estates will be maintained to same standards as parks, which is challenging. Presently trying to familiarise staff with new arrangements. Invited questions from members of the panel and thanked panel for the opportunity to attend.</p> <p><b>DF</b> – Enquired about treatment for dealing with Japanese knot weed.</p> <p><b>Simon</b> – Provided his advice.</p> <p><b>LR</b> – Thanked Simon for attending</p>	

<p>4</p>	<p><b>Central Reports</b></p> <p><i>'All central reports were introduced by Jon Farrant'</i></p> <p>i) <b><u>Housing Revenue Account: Review of Rents, Fees &amp; Charges for 2009/10</u></b></p> <p>Main aspects of report brought to panels attention whilst highlighting that this was an LBI report.</p> <p><b>LR</b> – If rents remain unchanged then tenant saves more than your efficiency savings.</p> <p><b>JF</b> - We use to have big meetings with residents about rent increases and residents never agreed them but you to do this by law.</p> <p><b>CS</b> – Highlighted possible subsidy problems if increases not agreed.</p> <p><b>JF</b> – Explained funding method to panel members.</p> <p><b>LR</b> – As so many residents are on HB, saw increases as a way of robbing the public purse.</p> <p>The various aspects of report put to the panel to vote upon by the chair.</p> <p>On rents: Option 1 &amp; 2 (2a &amp; 2b)</p> <p><b>On each of these options panel voted 6 against with 0 in favour and 2 abstentions.</b></p> <p>On new lets, possibly charge tenants of these properties higher rents.</p> <p><b>Panel voted 6 against with 0 in favour and 2 abstentions.</b></p> <p>On proposed increase in heating charges.</p> <p><b>Panel voted 5 in favour, 0 against and 3 abstentions in respect of a slow increase in the heating charges.</b></p> <p>In regards garage charges:-</p> <p><b>CJ</b> – Concerned about increase in charges between band A&amp;B and band C,D&amp;E.</p> <p><b>CS</b> – This is to encourage residents to drive smaller cars.</p>	
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<p>ii)</p> <p>iii)</p>	<p><b>CJ</b> – Concerned about residents who cannot afford to change their cars.  <b>Panel does not support the proposed 5% increase in charges.</b></p> <p><b><u>Bike Parking on Estate – Cycles &amp; Motorbikes</u></b></p> <p><b>Bikes</b></p> <p>Main aspects of report brought to panels’ attention and advising that views sought on point 4.4 of report.</p> <p><b>LR</b> – Thinks bike stands are good idea but she would not use what is presently available on the estates. Would also like HFI to consider insurance in respect of bike loss of council estates.</p> <p><b>Panel happy to leave this issue with individual estates to decide upon</b></p> <p><b>Motorobikes</b></p> <p>Panel’s views sought in regards to point 5.3 of report.</p> <p><b>Panel do not wish to have tow away for motor bikes</b></p> <p><b>Panel agree and support proposal except the towing but this should be subject to local consultation.</b></p> <p><b><u>Tenant Compact</u></b></p> <p><b>JW</b> – Concerned budget does not reflect the amalgamation of two offices.</p> <p><b>JG</b> – Confirmed budget is now set pro-rata and is actually fairer.</p> <p><b>CG</b> – Expressed reservations as to whether or not information will be ready for a February meeting.</p> <p><b>LR proposed and panel agreed to meet on 19<sup>th</sup> February 2009 at 6.30pm. Suggested venues are the Town Hall and the board room in Highbury House.</b></p> <p><b>LR</b> – Suggesting that for the meeting TRA proposals are ranked higher than those of officers. Also believes that previously several of the proposals looked could have and should have been dealt with as maintenance issues.</p> <p><b>JG</b> – Suggesting that for TRAs that have applied for more than one thing under tenants compact that they be prioritised</p>	
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<p>iv)</p> <p>v)</p>	<p><b><u>Financial Inclusion Statement</u></b></p> <p>Panel comments sought on report.</p> <p><b>JW</b> – Highlighted residents who have key meters. Would like to consult with the residents on her estate on this and would like to see wider consultation generally. Concerned that money is spent on initiative leaving residents with less funds to do local activities.</p> <p><b>JF</b> – IF there are TRAs who have good attendance and wish to discuss this, it could be arranged.</p> <p>No other comments</p> <p><b>Information Reports</b></p> <p>Noted but not discussed</p>	
<p>5</p>	<p><b><u>A.O.B</u></b></p> <p><b>CJ</b> – Highlighted cases of an elderly resident on Burder Close who has boiler replacement works done by British Gas. Tenant, despite her age, was left with no heating. Work is not complete but is totally unsatisfactory. Pictures distributed at meeting highlighting the condition of the flat and the nature of the work carried out. Tenant lives at No; 8 Buder Close.</p> <p><b>PC</b> – Undertook to investigate this.</p> <p><b>CJ</b> – Confirmed that Bill Hickmott has been contacted about this and has undertaken to look into it.</p> <p><b>CJ</b> – Would like an update on the peeling paint in the communal area of Burder Close following recent redecc's.</p> <p><b>JG</b> – Looking into this and has got some chasing up to do. Will update CJ directly.</p> <p><b>JW</b> – Highlighted resident at 6 Emmerson House who had 14 call outs over the Christmas period and whose boiler has broken down again. Boiler was fitted last year as part of the decent homes works.</p> <p><b>JG</b> – Contract around boilers has now changed and now after 28 days maintenance moves to the gas contractor.</p> <p><b>JG</b> – Due to proposed re-organisation, this may be last panel meeting for her. Thanked panel members and relayed her gratitude for the</p>	<p><b>PC</b></p> <p><b>JG</b></p>

	<p>years of working together. Also highlighted that the following blocks are now agreed for new windows rather than repair and painting as part of 2009/2010 programme.</p> <p>Hathersage Court 79 - 81 Newington Green Road 59 Poets Road Athenaeum Court John Kennedy Court Tudor Court Eric Fletcher House Ashby House Marie Curie House Tensing House</p>	
	<p style="text-align: center;"><b>Date of next meeting</b></p> <p style="text-align: center;"><b>19<sup>th</sup> March/ 2009</b></p> <p style="text-align: center;"><b>In</b></p> <p style="text-align: center;"><b>Committee Room 1, Town Hall</b></p>	