

	Upper St North Area Housing Panel Minutes of meeting held 21/1/10	
1	Attendance	
1.1	Present Tracey Owen – Six Acres and Chair TRA Tony Brown – Bennett Court - TRA Richard Schunemann – Andover TRA Cllr O’Sullivan Gary Bates – Senior Area Housing Manager Pritpal Chhoker – Area Housing Manager John Wickens – Estate Service Conrad Giwa –Projects (minor works) Chris Donovan – CSDO Marion Spall – Andover Youth and Community Trust Cripplegate	
1.2	Apologies Councillor Sidnell	
2	Speakers	
2.1	Andover Youth and Community Trust – Marion Spall In response to a request from panel Mrs Spall presented the accounts for the Trust and explained how the Estate Security grant has been used. The original application was for administrative costs only –no application had been made for monies to cover craft materials for the associated groups. Budget is overseen by Ian Graydon’s finance team, who give advice and check invoices and spend. Budget is on target, with £968.16 left for the remainder of the financial year. The trust is functioning well and expanding, the Somali groups wish to extend their services for another day a week. TO – accepted that the application had specified that grant requested was for admin only but had found the presentation	

	<p>confusing and had been left with the impression that materials would be covered. Would the Trust be more specific in the presentation as well as in the supporting documentation in future to prevent confusion</p> <p>MS In this year's application the trust will apply for funding for materials for the various groups.</p> <p>2.2 Estate Security Budget</p> <p>There is money remaining in the Estate Security budget to be allocated. Panel were asked to consider whether a small amount be granted to AYCT for materials for the current year?</p> <p>PC The budget is for improving the security of estates, historically by making grants to youth groups for diversionary activities. Last year the terms were varied to include physical works. Does not believe that craft materials for pensioners groups would fall within this remit.</p> <p>WM Has a suggested project for security gates on rubbish chambers at Hood Court – chambers being used for drug taking/prostitution. Originally agreed TRA proposal was for expensive gates to estate but TRA had changed its mind and was now requesting the cheaper option.</p> <p>CG Stated that the original proposal had been agreed and, therefore, Tenants Compact funding was already available for this variation</p> <p>PC As the estate security budget must be allocated and used within this financial year, whereas the Tenant's Compact budget from which original funding was available can be rolled over, would suggest that Estate Security monies be used for this purpose and Tenants Compact money be brought back for panel to re-allocate.</p> <p>Panel voted unanimously to follow this course.</p> <p>RS agreed to put in a bid from other/external sources under name of Andover TRA to help fund materials for AYCT groups.</p>	
<p>2.3</p>	<p>Cripplegate Funding</p> <p>Cripplegate Foundation is an independent charity who administers about £1/2m in grants a year in the LBI area. They have two sets of grants available, and also administer the Richard Cloudsley fund.</p> <p>One is for community groups and the other is for individuals in</p>	

	<p>need.</p> <p>In order to apply for the community grants the group must have a recognised structure and a bank account. Only one application per group can be entertained each year. AYCT has made one this year.</p> <p>Both funds are under used</p> <p>Application forms and guidelines were handed out and are available online or through Chris Donovan at Upper St AHO.</p>	
<p>3</p> <p>3.1</p> <p>3.2</p>	<p>Central Papers</p> <p>Feedback from November Panels</p> <p>Paper noted.</p> <p>Panel has asked that feedback and questions from all panels be circulated in this way and this request has been passed to governance team.</p> <p>Rents</p> <p>Para .2.2 - proposals have been withdrawn and associated subject matter on page 6 also withdrawn</p> <p>Average proposed increase 1.31% or £1.10 per week</p> <p>It is also proposed that subsidy for communal heating and hot water blocks should cease and charge increased to make them self-financing.</p> <p>Parking charges remain unchanged.</p> <p>RS at 7.2 it is proposed that black cabs are provided with relief on grounds that they must use specific vehicles for work. Proposes that this extends to licensed mini-cabs.</p> <p>Panel supported this and extended to include any-one who has to use specific vehicles for work</p> <p>Cllr O'S What is target rent? Would AHO please find out and inform him.</p> <p>Are charges for TV compulsory, even if aerial is not used – when resident had not TV or uses broadband or cable?</p> <p>GB Yes.</p>	

<p>3.3</p>	<p>RS Garages – currently under-used on Andover and many other estates. The fact that they are so much more expensive than on-street parking may be cause. Suggests revising garage charges downwards – this might result in full take-up and increased revenue and full usage would benefit estates. Income from garages should be used to keep them in good repair – derelict and boarded up garages blight estates.</p> <p>Panel agreed.</p> <p>GB This is an LBI decision</p> <p>RS Wished to speak about estate parking by non-residents and contractors who park on pavements and verges – chair said this would be taken under AOB</p> <p>Secure Tenancy Changes of Conditions</p> <p>GB These were last reviewed in 2006</p> <p>RS As they affect all secure tenants there should be wider consultation than simply being put before panels. Notes that there is a consultation planned and proposes that panel defer comment until after that wider consultation has been carried out</p> <p>Panel agreed</p> <p>TB 6.4 needs clarifying so that it is specific that it refers to communal areas.</p> <p>RS 6.5 If Council supplies smoke detectors they should be responsible for ensuring that batteries and operation are checked annually. This is a check which people notoriously fail to carry out themselves, it is a simple matter to add it to annual gas check and it could save lives.</p> <p>GB Fitting smoke and heat detectors is an additional safety measure the Council carry out – they cannot absorb the costs and responsibilities of maintenance.</p> <p>RS Well they should</p> <p>Panel concurred.</p> <p>TB 6.7 This paragraph should also be clarified – as it reads a resident becomes responsible for preventing strangers for, interfering with fire equipment outside their homes – not practical.</p>	
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3.4	<p>Repairs and Maintenance Re-procurement</p> <p>GB Information only paper – any comments?</p> <p>RS drew panel’s attention to services which will be delivered directly – para 3.4</p> <p>GB timetable is laid out at para4.1</p>	
3.5	<p>Panel Updates</p> <p>Noted</p>	
4	<p>AOB</p> <p>4.1 Tenants Compact RS It is anticipated that new contract will result in considerable savings. Suggests that this money should be used to increase pot of money for Tenants Compact– this is one of the few areas that residents can have a direct influence on matters which affect residents and it is important that residents feel they have choices.</p> <p>4.2 Estate Parking RS Concerned about the way contractors seem to feel free to park anywhere on estates, including grassed verges</p> <p>This causes problems with damage to estates and with failed refuse collection when contractors vans block access. This is a general issue on all estates but RS will send PC photographs of it happening on Andover.</p> <p>PC Will examine photos and take up with contractors</p> <p>Cllr O’S Is 10% of value of contracts still held back until everything settled – could this be used as a lever and to make good any damage</p> <p>RS could installation of bollards be considered in vulnerable areas</p> <p>4.3 Fans MS – HFI no longer maintain or repair fans fitted to double glazed units – could this be looked at again.</p> <p>CD This was brought up at Lyon St and believes policy is being re-examined – will feedback</p> <p>RS Shows importance of feedback and questions/answers</p>	

4.4	from all panels being included in central papers Food PC CD supplies sandwiches at these meetings but they are seldom eaten – does panel want to stop supplying Panel suggested fruit healthier and less wasteful.	
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