

	<u>Upper Street South Area Housing Panel Meeting</u> 18th March 2010	
	<p>Present: Lorna Reid – Highbury Estate TRA (LR/Chair) Carol Johnson – Burder Close TRA (CJ) Miranda Perfitt – Park View TRA (MP) Jessie White – Hawthorne Close TRA (JW) Councillor Anna Berent - L.B.I (AB) Marge Johns – Kerridge Court TRA (MJ) Maura Lea – 1 in 1000 Representative (ML) Simon James – Head of Service (Development) (SJ) Pritpal Chhoker – Area Housing Manager (PC) Conrad Giwa – Special Projects (CG) Stephen White - Community & Service Development (SW)</p> <p>Apologies: Eileen Digby & Noreen Harfield</p>	
Item		Action
1	<p>Introductions</p> <p>Introductions made individually by all those in attendance.</p> <p>Pat Krouse</p> <p>LR – Requested panel members’ remembrance of Pat and asked Jessie to make an address to the panel as part of the remembrance of Pat.</p> <p>JW – Thanked Homes for Islington for providing a coach to assist with transportation on the day of the funeral. About 150 guest in attendance with Pritpal, Steve and other Homes for Islington staff in attendance. Pat had 5 daughters and residents and friends will miss her infectious laugh. Pat was a personal freind of mine for several years and we visited several places as part of trips that we undertook. Pat’s personal favourite was Stratford-on-Avon. Pat was very active within the community and was part of the Newington Green Action Group, part of</p>	

	<p>the Mildmay Club and was chair of Hathersage Court Tenants & Residents Association. Now attempting to have a bench/seat erected, with plaque erected on it, in Newington Green in Pat's memory. Homes for Islington are to include a remembrance article about Pat within their newsletter and within this an update will be provided about the proposed bench. Highlighted that aspects of this were still under discussion with the family</p> <p>Residents do want to keep the TRA going.</p>	
<p>2</p>	<p>Minutes of last meeting</p> <p>Item 2 – Cavity Wall Insulation Works</p> <p>JW – Has raised her concerns about these works at board as a result of the mess made on her estate. Contractors also failed to undertake a survey in advance of the works commencing. Contractors are also failing to make good damage done in the course of carrying out the works.</p> <p>PC – Sympathised with Jessie's experiences to date and highlighted report on this issue which was included in the local report pack and the fact that he would be taking Jessie's concerns back.</p> <p>LR – Why do we keep Enterprise if they are no good?</p> <p>PC – Unsure about this but will take it back?</p> <p>SJ – We need to go back and find out what the contractor will say.</p> <p>LR – Panel would like a report back to this panel on any checks and measures that are in place in regards to the cavity wall insulation works.</p> <p>Tenants Compact</p> <p>LR – Would like to relay her thanks again to the Project Team for their work in regards to the 2010/2011 schemes.</p> <p>JW – Requesting once again that less schemes are put forward for consideration as submitting schemes that cannot be considered because of the budget falsely raises residents expectations.</p> <p>PC – Agreed to take this back.</p> <p>Minutes agreed.</p>	<p>Mike Rees</p>

<p>3</p>	<p>Questions from Panel – January 2010</p> <p>Business Planning</p> <p>LR – Reiterated panel question on this issue which based upon response it was felt remained unanswered.</p> <p>SJ – Provided panel members with a brief resume to the background to this issue. Many boroughs are currently examining how to maintain the condition of their housing stock beyond 2011 when decent homes finishes. LBI will be undertaking a stock options appraisal which will lay out options as to how this can be afforded. A stock condition survey will also be carried out in Autumn which will inform this process and a final report is aimed to reach LBI by October. Provided panel with a brief on the range of options that are available in respect of this issue. The ultimate decision on the model rests with the Council who will consult with residents over the options. Government decisions as to how housing providers can finance their operations may also impact upon the final report. Consultation on this earmarked to take place from April 2011.</p> <p>JW – Has had a meeting with Peter Marsh from the TSA and there will need to be a ballot on this issue.</p> <p>SJ – Anything that involves a change of tenancy from secure to assured would require a ballot. Therefore, if an ALMO was to go back to the Council (ie like Ealing Homes) this would just require a consultation and not a ballot. Clarified that HFI, as an ALMO with a management agreement that lasts until 2014 are a stakeholder in this process but LBI and ultimately the residents will be fully involved in decisions that impact upon their future.</p> <p>LR – Thanked Simon for the clarification. Concerned that panel could not get a direct answer to the question initially.</p> <p>Cavity Wall Insulation</p> <p>LR – Would like to know the reason for the different blocks chosen in respect of this matter in regards to Highbury Estate.</p>	<p>Mike Rees</p>
<p>4</p>	<p>Community Engagement Strategy</p> <p>LR – Clarified reason for Simon’s attendance in relation to this issue which is called over from previous panel meetings.</p>	

SJ – Thanked panel for invite and clarified situation in regards to this issue.

Main aspects covered:

Why do we have it:

- i) Government expectation i.e. delivering community projects.
- ii) A view that if investment in the community is a way of managing housing costs
- iii) There is a history of resident led community engagement

What we deliver (this year):

- i) Funding to Walter Sickert Community Centre for a development worker.
- ii) Funding for an energy doctor in respect of which we/HFI are just about to receive a report.
- iii) Funding for the Rosebowl.
- iv) Funding for Islington's got Talent which was resident led.
- v) Funding for Connect in the Finsbury area.
- vi) Money to support TRA's in having their own fun day/community event.
- vii) Funding for Youth Engagement initiatives such as Arsenal Positive Futures.
- viii) Funding to tackle poverty through initiatives such as Connect in Finsbury Park.

Measuring outputs:

Resident Groups – relatively small pot of money here and HFI are not expecting a report back.

Youth Engagement – monthly meetings with partners and agencies on this. Every three months there are reports about their output which are monitored before payment is released.

We have a status survey once every two years

	<p>Job outputs-measured throughout year and measured at a cost per job-ie how much it costs to get a person into work.</p> <p>Housing – you can measure outputs with community development but it is more difficult to measure outcomes.</p> <p>LR – Thanked Simon for thoroughness of his update.</p>	
<p>5</p>	<p>Central Reports</p> <p>Simon James on hand to take questions from panel in regards to the central reports</p> <p>i) Feedback from Consultation Items at Consultative Panels January 2010</p> <p>Report noted</p> <p>ii) Consultative Panels Meeting Dates and Venues 2010/11</p> <p>SW – Updated panel members on arrangements discussed with respective chairs and between the Community & Service Development Officers to avoid a collision of dates between the North & South Panels, which had taken place quite frequently in the current municipal year.</p> <p>Taking on board information presented to panel the following dates agreed for the upcoming municipal year of panel meetings.</p> <p>13th May 2010 22nd July 2010 16th September 2010 25th November 2010 13th January 2011 24th March 2011</p> <p>iii Community Safety and Estate Security Budgets 2010/11</p> <p>SJ – Introduced report to panel members.</p> <p>PC – In regards to the Estate Security Budget, proposing that we/HFI liaise with the TRA's in regards to preparing bids to be agreed at the May cycle of panel meetings.</p> <p>LR – What is the process for this?</p>	

<p>6</p>	<p>Local Report</p> <p>PC – Presented report to panel highlighting the reports main aspects.</p> <p>Impending Tenancy Management changes as highlighted in report, brought to panel’s attention.</p> <p>Highlighted the issue of fun days and the situation in regards to Mayville Community Centre and the possible resulting change of location for a fun day...</p> <p>P.I report covered.</p> <p>Voids:</p> <p>LR – Concerned as it was almost a year since Kiers have not achieved the void turnaround target.</p> <p>PC – Agreed they are under an obligation to meet this target. Good news is for the month of February we did hit the target of 18 days.</p>	
<p>7</p>	<p>A.O.B</p> <p>MP – Believes her block (69 – 96) may be suffering subsidence as there are cracks appearing in the walls.</p> <p>PC – Will get Property Services to make a visit and conduct a survey.</p> <p>LR – When can they expect to be contacted?</p> <p>PC – This should be within the next 2 working weeks.</p> <p>Kerridge Court</p> <p>MJ – Why are they planting bushes where they are going to be dug up for security works?</p> <p>PC – Will look into this with Estate Services.</p> <p>MJ – Confirmed that at the moment they seemed to have stopped planting but can’t be sure they have finished.</p>	<p>PC</p> <p>PC</p>
	<p style="text-align: center;">Date of next meeting</p> <p style="text-align: center;">13th May 2010</p> <p style="text-align: center;">In</p> <p style="text-align: center;">Committee Room 1, Town Hall</p>	

