

## Notes of Lyon Street Area Housing Panel Monday 10<sup>th</sup> September 2007

---

### Present:

Richard Beal	<b>(RB)</b>	Chair & Keighley Staveley TRA
Bill Millett M.B.E.	<b>(BM)</b>	Mackwest TRA
Kathy Martin	<b>(KM)</b>	Papworth Gardens 1 in 1000
Mary Barnard	<b>(MB)</b>	Fairdene Court TRA
Sadie Lambert	<b>(SL)</b>	Lion Court 1 in 1000 (LH)
Pat Croci	<b>(PC)</b>	Papworth Gardens, 1 in 1000 (LH)
Bert Gafney	<b>(BG)</b>	Caledonian Estate TRA
Brian Potter	<b>(BP)</b>	Pleasant Place TRA
Louise Geraghty	<b>(LG)</b>	Field Court TRA
Mat Calvert	<b>(MC)</b>	Boston & Nailour TRA
Ron Saunders	<b>(RS)</b>	Mersey Estate TRA
Charles Riley	<b>(CR)</b>	Rowstock Gardens TRA
Gloria Johnson	<b>(GJ)</b>	Guest – Bemerton Estate
Dolly Sparks	<b>(DS)</b>	Guest - Papworth Gardens
Kathy Daley	<b>(KD)</b>	Guest – Poynder Court
Cllr Edwards	<b>(BE)</b>	Holloway Ward
Christine O’Conner	<b>(CO)</b>	Customer Services – Kier Islington
Gary Bates	<b>(GB)</b>	Senior Area Housing Manager (HFI)
John Eustace	<b>(JE)</b>	Area Housing Manager (HFI)
Lyn Edwards	<b>(LE)</b>	Area Programme Manager (HFI)
Lee McDermott	<b>(LM)</b>	Community & Service Development Officer (HFI)

### Apologies:

Liz Callopy	Sturmer Way, 1 in 1000
Cllr Smith	Holloway Ward
Cllr Chatterjee	Holloway Ward
Cllr Lisa Spall	Caledonian Ward

ITEM	Matter raised	Action
<b>1.0</b>	<b>Introductions</b>	
1.1	Richard Beal opened the meeting and all present made their introductions to the panel.	
<b>2.0</b>	<b>Kier Customer Services</b>	
2.1	As agreed with Chair prior to meeting Christine O’Conner introduced herself to the panel as the Senior Customer Services Officer for Kier Islington. She advised that she had previously operated a number of after hours surgeries in the area offices but not a lot of people took up the option. She went on to advise that she was looking for suggestions from the panel on ways in which they could improve the services they provided.	
2.2	None of the panel had any suggestions but were advised to direct any ideas they may have through LM at Lyon Street.	ALL
<b>3.0</b>	<b>Previous notes and matters arising</b>	
3.1	Panel agreed the May panel notes to be a true and accurate record.	
3.2	RB advised that the copy of the ground rules has not been sent as per previous minutes but that these would also be sent out with Parking	LM
3.3	BP asked where the financial information on Parking was on point 4.1.4 of the notes. LM advised he was still awaiting this information but would post out with the notes.	LM
	<b>Consultation Items</b>	
<b>4.0</b>	<b>Funding options for residents participation:</b>	
4.1.0	<p>BP put a motion through the chair that this agenda item should not be discussed as any discussions or outcomes could adversely affect the signing of the new FITA SLA which was due to be signed the following week. BP advised that a working agreement had been arrived at but that this was being put to the members of FITA.</p> <p>This was agreed by the panel and the matter was not discussed.</p>	

4.1.1	<p>Cllr BE added that having been actively involved in trade unions over the years, that he believed that to have an independent body was the only acceptable way forward.</p>	
4.1.2	<p>The Panel also wanted it to be known that to be asked to make this kind of decision with so many options, when the panel papers were only received a two days before was unacceptable. LM advised that the he was unsure of what the cause of the delay was but that he posted them on Friday, when they were received. LM advised that he would take their comments back to the governance team who produced the document.</p>	LM
4.2	<p><b>New Build Development</b></p>	
4.2.1	<p>GB took the panel through the report.</p>	
4.2.2	<p>BP advised that the report contained too little information regarding the proposed developments to make an informed decision. BP wanted to know what the sizes of the units were, how they were funded, what section 106 money was allocated, who would own the properties and how they would be allocated.</p>	
4.2.3	<p>LM advised the panel that the developments were council funded, on council land and would be council owned. Hfl would build and manage the developments as LBI's partners. LM advised that 106 monies were decided at planning and that no planning applications had yet been made.</p>	
4.2.4	<p>On the matter of the allocations, the panel was advised that LBI were looking at the possibility of a local lettings strategy.</p> <p>BP advised that Eamon McGoldrick had told him previously that anything Hfl built would be owned by Hfl. LM advised that this was not the case in this instance and that this was funded by LBI, on LBI land and would be LBI owned. LM went on to advise that, outside the planned LBI developments, Hfl would own anything it built and funded independently and that may be where the confusion has arisen.</p>	
4.2.5	<p>Cllr BE suggested that new build was the least cost effective method of providing new council homes and went on to give an example of 33 Walters Road, which had recently been sold off by LBI. Cllr BE went on to advise that this property could have been refurbished for much less than the projected cost of a new build property.</p>	

4.2.6	GB advised the panel that this was something that Hfl was doing and had recently been successful in a bid for funding from The GLC and Housing Corporation to de-convert street properties to provide larger family accommodation.	
4.2.7	BM advised the panel that he was concerned that Hfl had aspirations to become a housing association and that we should remain part of the council.	
<b>4.3</b>	<b>Digital Television</b>	
4.3.1	GB took the panel through the report.	
4.3.2	PC advised the panel that she had serious misgivings about the figures and details of properties in Appendix One to this report (pages 18-40), which seemed to bare no relation to the actual numbers of properties in some blocks and omitted others entirely.	
4.3.3	Panel agreed that these figures were grossly incorrect and recommended that the report was checked. LM advised that he would take this back to the report author and the governance team.	LM
4.3.4	SL told the panel that this was a government initiative and should be paid for by them. SL went on to ask why LH/FH should pick up the bill. GB advised that there would be charges for tenants and leaseholders and there was no government money made available for this.	
4.3.5	CR asked the panel what happened to all the works that had been done previously when all LBI estates were cabled? If the cables are already there why are they not being used? Surely that would be cheaper than re-cabling whole blocks where people don't want to use them.	
4.3.6	RB advised that there should be the choice to opt out as a number of people already had cable and satellite installed in their homes.	
4.3.7	A small digital box will be able to pick up a signal through an analogue aerial with minimal effort or disruption and cost.	
4.3.8	BP advised that the routing of the cable should follow existing channels as the Council buildings were being made less and less pleasant by the number of trunking and wiring installations that were being done without any regard to the aesthetics of the buildings.	

<b>5.0</b>	<b>HFI Information Items</b>	
<b>5.1</b>	<p><b>Report 1 – LBI Under Occupation Scheme</b>          This report is for information only. Panel noted report and made the following comments:</p> <ul style="list-style-type: none"> <li>Panel welcomed the news that the rule regarding down sizing would now allow people to bid for two beds.</li> <li>Panel recommended that the amounts offered the tenants should be increased to create proper incentives for people to give up their larger homes.</li> </ul>	
<b>5.2</b>	<p><b>Report 5 – Estate Services Improvement Group Update</b>          This report is for information only. Panel noted report.</p>	
<b>5.3</b>	<p><b>Report 6 – HFI &amp; Consultative Panel Update</b>          This report is for information only. Panel noted report and made the following comments:</p> <ul style="list-style-type: none"> <li>Panel had serious doubts over the data provided and asked for further information on numbers of people who took part in surveys in future</li> </ul>	
<b>5.4</b>	<p><b>Report 7 – Items Considered at Board/ Sub Boards June 07 and forward Plan</b>          This report is for information only. Panel noted report.</p>	
<b>5.5</b>	<p><b>Report 8 – Forward Plan</b>          This report is for information only. Panel noted report.</p>	
<b>5.6</b>	<p><b>Report 9 – Capital Programme Monitoring 2007/2007 (1<sup>st</sup> Quarter)</b>          This report is for information only. Panel noted report.</p>	
<b>6.0</b>	<b>AOB</b>	
<b>6.1</b>	<p>BP advised the panel that despite his comments in 6.4.1 of the July panel notes, Anne Lucas appears to have changed the time allowed for questions to fifteen minutes and not twenty as previously advised. This was BPs impression following the last board meeting he attended. LM advised that he believed that it was still twenty minutes and would bring that back to the governance team for clarification.</p>	LM
<b>Date of next Meeting: 12<sup>th</sup> November 2007 at Westbourne CC</b>		