

**Notes of Holland Walk Area Housing Panel
17th March 2010**

Present

(GR) Glyn Roberts	Hilldrop Crescent TRA
(RC) Gemma De Ville	Holbrook Court TRA
(KM) Katherine McInerney	Hollins and McCall TRA
(AP) Arthur Perry	1 in 1000 Rep
(EA) Elieen Avis	1 in 1000, Associate Director
(RV) Ron Vince	1 in 1000 Rep

(DG) Doug Goldring	Director of Operations
(BS) Baljit Sheemar	Area Housing Manager
(LE) Lyn Edwards	HFI Consultation Manager
(CC) Catherine Curzon	Special Projects Manager
(PS) Peter Smith	Special Projects Officer
(LD) Liza Durrant	Community & Service Development Officer

Cllr Tracy Ismail	St George's Ward
Cllr Catherine West	Tollington Ward
Cllr Wally Burgess	Junction Ward
Cllr Janet Burgess	St Georges Ward

Apologies

John Slaughter	Moelywn Hughes TRA
Karen McKormack	Hornsey Lane EMB
Justine Gordon-Smith	Ilex House TRA
Pat Brock	Miranda TMO
Philip Boothby	Holly Park Estate TRA
Monica Parris	Sussex Close TRA
Cllr Greg Foxsmith	Hillrise

ITEM	Matter raised	Action
1.0	Introductions	
1.1	Introductions were made. The Chair JG stood down as Chair and sent an email which was read out to the panel. The vice Chair had also given apologies so BS stepped in as Chair for the meeting.	
2.0	Low Carbon Zone & Eco Teams Presentation	
2.1	Victoria Howse is the project Manger for the Archway Low Carbon Zone. Information on this attached to minutes.	
2.2	Jenny Daley spoke amount the various sustainability, recycling and green schemes that are currently underway in Islington. Further information can be obtained from the Islington Council Website.	
2.3	Discussion on black mould that is appearing in some flats that have had new double glazing and insulation. As it has been an unusually cold winter condensation would increase. DG is aware that some vents have been a	

	problem.	
3.0	Previous Minutes and Feedback	
4.1	Minutes agreed.	DG
4.2	Responses to previous meeting questions are attached to minutes and sent out with invites.	
4.3	Ernest Okrah has sent an email to Greenspace regarding trees.	
4.4	Only one property in Tansley Close and 259 Brecknock Road are getting a new bathroom and this is due to H&S reasons. The rest of both blocks do not meet the decent homes criteria according to surveys. May be possible to get second opinion. LE to lead on.	
4.5	Dog mess is not deemed hazardous.	
4.6	Breakdown of fixed penalty notices requested. Hilldrop Crescent, Girdlestone and Hollins have problems.	
4.7	Cllr Ismail noted issue of Park Guards issuing fines on HFI land which she was told by a guard at a recent cleaner greener day. Matter should have been resolved.	
4.8	Feedback from last panels indicated that most wanted one dog per tenant condition in the tenancy conditions. Tenants Authority has published a new report so expect that the wording for tenancy conditions will be agreed mid summer.	
5.0	Local Issues – Petitions	
5.1	<u>Shelley Court Windows Petition</u> The report was provided in response to a petition from 23 residents of Shelley Court, received on 3 rd March 2010. The petition is regarding the style of the windows to be installed. There are four main areas of concern and these are as follows: <ol style="list-style-type: none"> 1) That the windows cannot open with lace or blinds. 2) When open dangerous to small children 3) Not value for money (Home Owners) 4) Lack of privacy when opened. 	
5.2	Prior to the commencement of the contract it was necessary to apply for planning permission with respect to the design and material of the windows. All the planning documents detail the design of the windows. From the 1 st of December 2009 a sample of the windows were available to view in the contractor's office.	
5.3	In order to receive value for money tenders were sought from four manufacturers/installers of specified windows. Four tenders were returned, and the cheapest selected, this also was the tender that met all the elements of the specification for the planned installation.	
5.4	As with all new window installations the design is obliged to conform to parts L and N of the relevant building regulations that deals specifically with glazing.	

	These regulations cover relevant aspects of the safety elements relating to windows where windows are to be installed on a walkway they are designed to open inwards. The reason for this is that windows that open outwards are a hazard for the walkway pedestrian traffic.	
5.5	With respect to the type of individual windows dressing i.e. curtains/blinds. The contractors will adjust the position of the fitting, so the windows can be opened without obstruction.	
5.6	To conclude a sample of the design was shown to residents at a consultation meeting, and have been on view at the site office. The windows design conforms to the relevant legislation and therefore does not pose a danger to residents or their families. Because of the necessary built in safety element of the window any adjustments that are necessary to blinds or curtains will be made by the constructor. For those residents who have either not attended meetings or viewed the windows in the site office, a sample will be on view at the next drop in so that any concerns may be alleviated.	
5.7	The tenants present at the meeting disagreed that a sample of the windows has been available for viewing.	LE
5.8	Building regulations need to be shown to residents to help clarify the situation.	LE
5.9	DG to take up with Director of Property Services on type on window installation and type of window to be proposed.	DG
6.0	Ratification of tenant compact	
6.1	Elthorne panel still to allocate approx £38k.	
6.2	Panel ratify the budget.	
6.3	Peter Smith Is the contact for Tenant Compact works.	
7.0	Consultative Panel Reports	
7.1	<u>Report 1 - Feedback from Consultation Items at Consultative Panels January 2010</u> This report is for information. Panel note report.	
7.2	<u>Report 2 – Consultative Panel Meeting Dates and Venues 2010/11</u> This report is for decision. DG takes panel through the report.	
7.2.1	Panel agree to have meetings on second Weds of window in the Williamson Street community Centre at 7pm. 19 th May 21 July 22 September 24 November 19 January 2011 23 March 2011	
7.3	<u>Report 3 – Community Safety and Estate Security Budgets 2010/11</u> This report is for decision. DG takes panel through the report.	
7.3.1	Estate Security Budget needs to be allocated by June. Panel agree to continue with same process whereby the ESCOs will liase with reps to put in bids to help	

	resolve security issues on their estates. Spreadsheet to be presented at the next panel for ratification.	
7.4	<u>Report 4 – Business Plan 2010 – 15 Feedback</u> This report is for information. Panel note report.	
7.4.1	Clarification needed on whether the funding for Holbrook Court new build has been agreed. BS to find out from Martin Lippet.	BS
7.4.2	3.1 of business plan. Hollins McCall would like to have a community centre on the estate to run community events. Issue of capital costs.	
7.4.3	LBI decided how much funding is ringfenced for youth engagement activities but HFI decide on what those activities will be.	
7.4.4	Cllr Ismail suggests sponsoring young people to attend Islington Boxing Club which won the Mayors civic award last week.	
7.5	<u>Report 5 – Repairs procurement Update</u> This report is for information. Panel note report.	
7.5.1	A decision on the new contractor should be made soon. Engineering elements are slightly behind schedule.	
7.5.2	DG assures panel that action is being taken to deal with squatters occupying vacant flats on Crouch Hall Court. As soon as the court sets a date for the eviction then HFI will forward information to AP.	
7.6	<u>Report 6 – Allocations policy Changes</u> This report is for information. Panel note report.	
7.6.1	Discussion on whether overcrowded residents should have a priority of moving to a bigger property on the same estate as it keeps the community together.	
7.6.2	DG clarifies that allocations are based on need so it's not possible to give these priorities.	
7.6.3	Currently lots of initiatives and incentives to help people move but the policy is only to assist people.	
7.6.4	A boroughwide tenancy audit is to be undertaken to check 2 bedroom properties.	
7.6.5	HA are not under the same incentives as HFI/LBI to reduce overcrowding.	
7.6.6	Hollins and McCall Panel rep is concerned that there are a lot of young people living in Daren Court there when it should be for the over 50's. DG confirms that policy has been relaxed to ensure occupancy and the points system has been reduced. BS to check when last audit of Daren court took place.	BS
7.6.7	Cllr Ismail asks for a check on 76 Daren court as it appears to have been empty for a long time. BS to clarify.	BS
7.6.8	One resident in Daren Court has cockroach infestation. BS to check as it could	BS

	be a problem resident.	
7.7	<u>Report 7 – HFI and consultative Panel Update</u> This report is for information. Panel note report.	
7.7.1	Issue of people breaking into flats through roof access panels in Coombe House and problems of getting insurance. One tenant was broken into two years ago and then Kier came and temporarily sealed the area but never came back to repair properly. BS to investigate.	
7.7.2	Cllr West requests that a community safety Day takes place on Crouch Hall Court. And maybe do in partnership with the Laundry. Take to Mike Lindenburn.	
7.7.3	One eviction in Quelch House due to ASB.	
7.8	<u>Report 8 - 2009/10 Capital Programme 3rd Quarter monitoring</u> This report is for information. Panel note report.	
7.0	AOB	
7.1	Hollins and McCall estate have approx 100 kitchen cupboard doors that have broken and can't be fixed so wants to know what do with them. The kitchens are 28 years old and it's difficult to get matching units and joints etc. DG to look at overall issue of kitchens on the estate but not committing to replacing them as there are financial constraints.	
7.2	Current repairs policy states that tenants are responsible for these replacements. DG appreciates that it is a contentious issue but there are budget constraints.	
7.3	Cllr Ismail thinks there are squatters in Bramber House. BS to clarify	BS
8.0	Date of next meeting	
	Wednesday 19 th May 2010	