

Notes of Lyon Street Area Housing Panel 18th January 2010 @ 7.00PM

Present:

Richard Beal	(RB)	Keighley & Staveley TRA (Chair)
Bill Millett M.B.E.	(BM)	Westbourne, 1 in 1000
Liz Colloppy	(LC)	Sturmer Way, 1 in 1000
Sadie Lambert	(SL)	Lion Court, 1 in 1000 (LH)
Ray Tapper	(RT)	Thornhill Houses TRA
Cllr Barry Edwards	(BE)	Holloway Ward
Kristina Glenn	(KG)	Director of Cripplegate Foundation
Doug Goldring	(DG)	Director of Operations (HFI)
Seval Halil	(SH)	Area Housing Manager (HFI)
Catherine Curzon	(CC)	Special Projects Manager (HFI)
Lee McDermott	(LM)	Community & Service Development Officer (HFI)

Apologies:

Kathy Daley	(KD)	Guest – Poynder Court
George Colloppy	(GC)	Guest – Sturmer Way
Dolly Sparks	(DS)	Guest – Papworth Gardens
Brian Potter	(BP)	Pleasant Place TRA
Cllr Spall	(LS)	Caledonian Ward
Irene Spence	(IS)	Mersey Estate TRA
Pat Croci	(PC)	Papworth Gardens, 1 in 1000 (LH)

ITEM	Matter raised	Action
1.0 1.1	Introductions Introductions were given by all. Panel numbers were low but meeting agreed it would proceed and that it was quorate. Apologies were given and Kristina Glenn (KG) from Cripplegate was introduced to the panel.	
2.0 2.1.0 2.1.2 2.1.3 2.1.4	Cripplegate Foundation – Community Chest and Individual Grant Scheme. KG advised the meeting that Cripplegate was initially set up in the 1500s and that since that time they had been bequeathed everything from buckets of coal to residential and commercial premises and that in their more recent history all these assets had been sold and Cripplegate was established as a grant giving foundation for the people of Islington. KG advised that the foundation had an endowment of £26 Million which generated an annual income of approximately £1 Million which was spent tackling poverty in Islington. Personal Grants - KG advised that their previous geographical area of benefit had recently been extended outside the ward of Finsbury and that their personal grants could now be applied for by anyone in the borough of Islington who was in serious hardship. Receipt of benefit was not a necessity nor did it guarantee a grant would be received but each case would be considered on merit. Community Chest - In addition to this KG reminded the meeting that they were open to applications from local community groups for schemes in their areas and estates and advised that they had provided funding for activities as diverse as a youth clubs to community gardens and improvements to residents environments and line dancing. Again any group of three or more individuals could apply and the application process was very simple. Please let your neighbours and colleagues know about these grants as very few are received from the West Area. Anyone wanting contact details or further information should contact their local area housing office or Cripplegate directly.	

<p>3.0</p> <p>3.1</p> <p>3.2</p> <p>3.3</p> <p>4.0</p> <p>4.1</p> <p>4.2</p> <p>4.3</p>	<p>Election of a panel representative to the Re-procurement Panel.</p> <p>LM told the panel that Irene Spence had been their representative on the panel since it started but that she had been finding it difficult to attend recently due to family and personal commitments. The panel was therefore being asked to nominate a representative and that Brian Potter had expressed an interest in the post but was unwilling to sign the required legal paperwork.</p> <p>The panel were asked if there was anyone interested in nominating themselves for the post. SL advised that she would be interested but that she wanted to know more and to be assured that she would actually be given some input into the selection process. DG assured SL that this was the purpose of the exercise and SL agreed to attend the next meeting.</p> <p>The panel agreed this unanimously.</p> <p>Minutes and Matters Arising</p> <p>The panel agreed the minute of the previous meeting to be a true and accurate record.</p> <p>BM asked on 6.4.1 of the previous minutes why the lighting agreed for the front of Westbourne Community Centre had been changed from priority 1 to 3 under this years tenant compact scheme and whether it was likely they would be completed this year. CC advised that most lighting schemes were delayed due to a report on sustainability that was to be agreed shortly but that she was not aware it had been changed since last year.</p> <p>LM asked whether this could now be raised to a priority one and commenced as soon as possible. DG advised that he could see no problem with this small scheme going ahead and the panel agreed unanimously. CC agreed to take this forward.</p>	<p>CC</p>
<p>4.0</p>	<p>Report One: Feedback from November Panels.</p> <p>DG took the panel through the paper. The panel read through and noted its contents.</p>	

5.0	Consultation Items:	
5.1	Report two – Housing Revenue Account: Review of Rents, un-pooled service charges and other fees and charges 2010-2011.	
5.1.1	DG advised the panel that this paper was an LBI paper and took the panel through. DG told the panel the items 2.2 and 9.1 had been withdrawn pending further amendments.	
5.1.2	DG advised that in real terms there would be little change to the amount to be paid each week for most people as the rent increase would be paid over the full period of 12 months this year unlike the 10 months last year.	
5.1.3	The panel discussed the merits of combined heat and power systems and some felt that one boiler systems were more problematic and impacted upon the quality of life of more residents when they went wrong. BE advised that the idea was to improve efficiency and larger systems were more economical to run.	
5.1.4	BE said that he was pleased to see that communal heating had been increased from 18 to 24 hours a day during the cold period and asked if we could be smarter about how the systems were operated in future. DG advised that local controls are the most efficient but that these were very expensive to introduce. DG added that there was a metered scheme in place in Delhi Outram at present.	
6.0	Report Three – Amendments to LBI Secure Tenancy Agreement	
6.1.0	DG took the panel through the report – he advised that there were some difficulties enforcing some of the terms in our tenancies and particularly when it came to taking issues to Court. Cases were often thrown out as Judges were reluctant to rule in our favour.	
6.1.1	Pets: The panel discussed some of the contents around changing the agreement relating to the keeping of pets and had reported a number of issues within their own estates.	
6.1.2	The panel agreed in favour of recommendation three – Three members were in favour of this, with one in favour of option two and one abstention.	
6.1.3	Floor Covering and Security Grills: DG advised that there was lots of pressure to take residents to court or insist that people should have appropriate floor coverings but that courts were reluctant to make judgments against residents who would often claim that they could not afford to change flooring once installed.	
6.1.4	The panel agreed in favour of recommendation three – four members were in favour of this and one abstained.	

6.1.5	Additional Conditions: Panel broadly agreed with the recommendations made under item 6 of the report but felt that the wording regarding fire equipment was unfair to elderly or disabled residents who may not be able to ensure fire alarms are checked or replace batteries regularly.	
6.1.6	Proposed Timetable for Agreement Changes: Panel felt that there would be little merit in delaying consultation or implementation of amendments until April but advised that Homes for Islington staff should contact the TSA and seek some preliminary advice.	
7.0	Information Items:	
7.1.0	Report Four: Repairs and Maintenance Re procurement Update DG took the panel through this report. The panel noted the contents.	
7.1.1	On 3.4 BM advised on drainage that he had experienced great difficulties with resolving flooding to the car park at the front for a couple of years and that we needed to obtain 'gully suckers' to enable us to do these jobs properly.	SH
7.2.0	Report Five: Homes for Islington – Panel Update This report was for information only. Panel Noted the report	
7.3.0	Report Six: Forward Plan This report was for information only. Panel Noted the report	
8.0	AOB	
8.1.0	Tenant Compact. LM advised the panel that no panel members had attended the tenant compact allocation meeting before Christmas and that it was necessary to re-arrange a new meeting as soon as possible. LM asked the panel whether they felt that the current format of the meetings (a morning bus tour of last years schemes and some proposed for this year, lunch and then allocation of tenant compact in the early afternoon) was the correct one. Panel agreed that they felt it was useful to be allowed the opportunity to visit schemes during the day.	
8.1.1	BE asked if there was any cost implication to this. LM advised it was nominal as we used ICSL coaches at very low cost and that the fact the meetings took place in the day meant that staff were present during working hours.	
8.1.2	LM suggested that the next meeting be held on the 15 th February and the panel agreed. LM to send out invitations and up to date list and costs of schemes for 2010/11.	LM
8.2.0	Council Meeting: BM advised that he had recently attended a scrutiny review panel at the Town Hall in relation to his work in community centres	

	and that he felt very unhappy that he was only provided with the paperwork at the beginning of the meeting and was asked questions about things he did not know about or have time to look up.	
9.0	Date of next Meeting: Monday 22 nd March at 7.00pm	