

Notes of Lyon Street Area Housing Panel Monday 12th November 2007

Present:

Richard Beal	(RB)	Chair & Keighley Staveley TRA
Bill Millett M.B.E.	(BM)	Mackwest TRA
Mary Barnard	(MB)	Fairdene Court TRA
Sadie Lambert	(SL)	Lion Court 1 in 1000 (LH)
Pat Croci	(PC)	Papworth Gardens, 1 in 1000 (LH)
Mary Fitzpatrick	(MF)	Forest Court TRA
Bert Gafney	(BG)	Caledonian Estate TRA
Brian Potter	(BP)	Pleasant Place TRA
Louise Geraghty	(LG)	Field Court TRA
Irenen Spence	(IS)	Mersey Estate TRA
Charles Riley	(CR)	Rowstock Gardens TRA
Liz Colloppy	(LC)	Sturmer Way, 1 in 1000
Gloria Johnson	(GJ)	Guest – Bemerton Estate
Kathy Daley	(KD)	Guest – Poynder Court
Mary Bowman	(MB)	Guest – Sebbon Street
Cllr Edwards	(BE)	Holloway Ward
Cllr Spall	(CS)	Caledonian Ward
Cllr Chaterjee	(NC)	Holloway Ward
Cllr Fieran-Reed	(EFR)	Barnsbury Ward
Gary Bates	(GB)	Senior Area Housing Manager (HFI)
John Eustace	(JE)	Area Housing Manager (HFI)
Lyn Edwards	(LE)	Area Programme Manager (HFI)
Michael Hooper	(MH)	Assistant Project Officer
Lee McDermott	(LM)	Community & Service Development Officer (HFI)

Apologies:

Kathy Martin
Dolly Sparks
George Colloppy

ITEM	Matter raised	Action
1.0	Introductions	
1.1	Richard Beal opened the meeting and all present made their introductions to the panel.	
2.0	Copenhagen Youth & Play (CYP)	
2.1	Copenhagen Youth and Play Senior Manager, Gill Calvert, and Senior Worker, Steve Griffiths, attended the panel meeting as requested. The pair took the panel through their recent report on the activities that the organisation was able to provide to local youth thanks to the funding the panel provides the organisation from the Estate Security Budget.	
2.2	Steve and Gill went through a number of the successes that the organisation had had in the last year and advised that they had been asked to produce a float to be included in the this years mayor's parade through London.	
2.3	Gill Calvert explained to the panel that the funding from Homes for Islington, made via the panel, was invaluable to them and allowed them to be very flexible in the services that could be provided.	
2.4	LM advised that he would be forwarding a full copy of CYP's report for the first half of 2007 and advised the panel that CYP had saved £25,000.00 from the panel's tenant compact fund as it had raised funds to have Orkney House Pitch resurfaced.	LM
3.0	Previous notes and matters arising	
	Notes were agreed to be a true and accurate record	
	Consultation Items	
4.0	Item 1: Business Plan 2008-13	
	GB took the panel through this report.	
4.1.0	BP asked if the business plan included any further AHO closures and sell offs of public land. LM clarified that neither of the two closed AHO sites had been sold. GB explained that there were no further AHO closures	

	planned.	
4.2	Item 2: Consultative Panel Terms of Reference	
	GB took the panel through this report and the panel made the following comments:	
	<i>4.1 of Report - Removal of 1:1000 Role</i>	
4.2.1	BP advised the panel that the proposal in 4.1 of the report to remove 1:1000 representatives would erode the panel and the only alternative was focus groups, which Hfl could select the participants of.	
4.2.2	Panel Voted unanimously in favour of keeping the role of 1:1000 post.	
	<i>4.2 of Report – TMO/ TMCs</i>	
4.2.3	Panel made no comments on this part of the report but BP asked how the newly recognized FITMO would be represented in the process. LM advised he would ask for clarification on this from the Governance Team.	LM
	<i>4.3 of Report – Leaseholder Associations.</i>	
4.2.4	Panel made no comments on this part of the report but it BP asked how LAs would relate to TRAs in the same area. LM advised that as he recalled only one organisation in any area would be recognized at any time so a TRA should not exist where there was a TMO, a leaseholder Association where there is a TRA, etc.	
	<i>4.4 of Report – Councillors.</i>	
4.2.5	Panel discussed this matter and 10 panel members voted in favour of leaving the decision to individual panels and 2 abstained.	
4.2.6	Other aspects of the report were not commented on. However BP advised that he was not comfortable with 14.1 of the appendix to this report regarding the need for confidentiality as it was an open meeting.	
4.2.7	Other panel members also commented that the current policy should be amended from LBI to Hfl – example on page 26 of appendix given.	
4.3	Item 3: Charging Proposals	
	GB took the panel through this report and the panel made the following comments:	
	<i>4.1 of Report – Digital TV</i>	
4.3.1	Panel remains of the same opinion regarding digital television and believes that there should be no contributions sought from residents;	

	<p>making the topic of how it should be apportioned redundant.</p> <p><i>5.0 of Report – Un-pooling of service charges</i></p>	
4.3.2	<p>SL advised the panel that she felt that the current system of estates paying for services that they did not receive was highly unfair – particularly to smaller blocks.</p> <p>Panel voted on this matter and 10 members voted in favour of un pooling the service charges. 2 panel members abstained.</p> <p><i>6.0 of Report – Green Parking</i></p>	
4.3.3	<p>Panel voted 8 members in against introducing any emission related parking and garaging charges. 4 panel members voted in favour of the introduction of the charges.</p>	
4.3.4	<p>Panel advised that it felt that it would be a non-sense if scheme did go ahead not to provide discounted parking for blue badge holders when they could park pretty much everywhere else in Islington for free. Some panel members requested that the misuse of blue badges be looked into as many people used their badges to park permanently on estates and monopolising a very limited number of spaces.</p> <p><i>7.0 of Report – Concierge Services</i></p>	
4.3.5	<p>The panel discussed this matter at length and although they felt that all charges to residents should be a direct reflection of the services that they receive they felt that as there was only one estate in LS area with either a concierge or CCTV that they were not best place to make a decision that would not directly impact on them.</p>	
4.4	<p>Item 4: Repairs Budget Policy</p> <p>GB took the panel through this report and the panel made the following comments:</p>	
4.4.1	<p>Panel discussed matter and all agreed that what was and what was not tenant responsibility was not clear and recommended that a FAQ be included in the next HFI residents' newsletter. LM also advised he would contact HFI Direct and try and obtain a current list of what was and what was not tenant/ HFI responsibility.</p>	LM
4.4.2	<p>BP asked if the proposal to move policy to more maintenance based practice than responsive repairs was a move to cut the repairs budget. GB advise that ultimately the aim was to reduce the number of repairs needed as there would be greater emphasis on maintaining and replacing items before they were broken.</p>	

4.4.3	Panel agreed (10 for and 2 against) that the repairs re-charge policy should be enforced more rigorously.	
5.0	HFI Information Items	
5.1	Report 5 – Hfi / Arsenal Positive Futures Partnership This report is for information only; Panel noted report.	
5.2	Report 6 – Review of Complaints / Ombudsman This report is for information only; Panel noted report.	
5.3	Report 7 – HFI and Consultative Panels Update This report is for information only; Panel noted report.	
5.4	Report 8 – Items Considered by Board/ Sub Boards and Consultative Panel forward plan This report is for information only. Panel noted report.	
5.5	Report 9 – Forward Plan 2007/2008 This report is for information only. Panel noted report.	
5.6	Report 10 – Capital Programme Monitoring 2007/2007 (2nd Quarter) This report is for information only. Panel noted report.	
6.0	AOB	
6.1	<p>BM advised that there had been a great deal of ASB on the Westbourne Estate Recently. LM advised that the office ASB and Out of Hours Teams were aware of the issues and were in contact with the local Safer Neighbourhood Team.</p> <p>IS asked if we could look into the possibility of having external windows cleaned on blocks which were difficult to access the windows on. IS advised that the windows at Mersey Estate had not been cleaned externally since they were installed.</p>	
	Date of next Meeting: 21st January 2008	