

Notes of Lyon Street Area Housing Panel 17th May 2010 @ 7.00PM

Present:

Richard Beal	(RB)	Keighley & Stavely TRA
Brian Potter	(BP)	Pleasant Place TRA (Chair)
Bill Millett M.B.E.	(BM)	Westbourne, 1 in 1000
Liz Colloppy	(LC)	Sturmer Way, 1 in 1000
Dolly Sparks	(DS)	Guest – Papworth Gardens
Kathy Daley	(KD)	Guest – Poynder Court
Mary Bowman	(MB)	Guest – Wakelin House
David Selo	(DS)	Director of Resources (HFI)
Seval Halil	(SH)	Area Housing Manager (HFI)
Catherine Curzon	(CC)	Special Projects Manager (HFI)
Lyn Edwards	(LE)	Area Programme Manager (HFI)
Lee McDermott	(LM)	Community & Service Development Officer (HFI)

Apologies:

Sadie Lambert	(SL)	Lion Court, 1 in 1000 (LH)
Ray Tapper	(RT)	Thornhill Houses TRA
George Colloppy	(GC)	Guest – Sturmer Way
Cllr Barry Edwards	(BE)	Holloway 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. LM advised the Chair and the rest of the meeting that the meeting was not quorate and that no decisions could be made on item two but that the panel could still make comment on item three. Panel agreed would go ahead.	
2.0	Minutes and Matters Arising	
2.1	BP advised that he did not agree with item 5.1 of the previous meeting's minute. He advised that he recalled that only £15k of the 10/11 Estate Security Budget was allocated to youth engagement and not £25k as per the minutes. LM disagreed entirely with BP's claim and advised that the panel had agreed the split as £25k for youth funding as this was what the area office had recommended. LM advised he would bring contemporaneous notes to next full meeting of panel for a decision. The remainder of the minutes were agreed by the Panel to be a true and accurate record.	LM
3.0	Report One: Feedback from January Panels.	
3.1	DS took the panel through the paper. The panel read through and noted its contents.	
4.0	Consultation Items: Report Two – Election of Chair, Vice Chair and Associate Director:	
4.0	The panel was not quorate so it was agreed by all present to defer the elections until the next meeting in July.	LM
5.0	Report Three – Review of Tenant Compact Summary 2010/11:	
5.0	DS took the panel through this report.	
5.1	BP advised that the tenant compact meeting initially took place every six weeks and that he had been deeply unhappy for some time that these meetings had stopped.	
5.2	BP told the panel he was concerned to see that the words 'proposals for transferring housing' appeared on the items that HFI would consult under The Compact. DS advised that although there were no plans to do so, this document simply laid out the areas on which HFI would consult.	
5.3	BP advised he was unhappy that HFI were proposing to hold a tenants convention and that this function should be performed by LBI as the	

	landlord.	
5.4	BP advised that he knew that benchmarking was limited and only compared against other ALMOs. DS advised that this was not true and as part of any bench marking exercise we would look at as wide a variety of organisations as practical and necessary. RB commented it that it was also important that benchmarking compared like for like so could not see why comparing HFI against other ALMOs was an issue.	
5.5	BP asked how resident inspectors would be recruited.	LM
	Information Items:	
6.0	Report Four: HFI and Consultative Panel Update:	
6.1	BP advised that the framework contractor process excludes so many smaller / local companies from submitting tenders and as a result we end up with larger companies making huge profits and passing on much of the work to sub contractors.	
6.2	RB suggested that some of the sub contractors could be local companies. BP advised he knew they were not. RB suggested that this could be added to any future procurement process.	
6.3	BP asked why there was no evening provision for leaseholders advised at the Area Housing Offices following the relocation of Home Ownership Unit.	LM
6.4	BP advised he was happy to see the changes to the complaints process.	
7.0	Report Five: Forward Plan. Panel noted the contents of this report.	
8.0	AOB	
8.1	CC advised that a large amount of this years tenant compact scheme had been unallocated and asked the panel if we could meet ahead of the next panel meeting. The panel discussed various dates and settled on the evening of 5 th July 2010 at 6.30. The venue would be Westbourne Community Centre.	
8.2	CC advised the panel that there were funds unused by Bemerton that had been allocated some in the 07/08 budget and asked if we could withdraw these. The panel agreed to this.	
8.3	CC also discussed some older schemes and panel asked that the issues be raised at the TC meeting in July.	
8.4	MB advised that no works had been completed to Wakelin house since 85 and asked if new benches could be installed. LM advised he would	

	pass the request onto the ES team to include in the 11/12 tenant compact submissions.	LM
9.0	Date of next Meetings: Monday 5 th July – Tenant Compact Meeting Monday 19 th July – Area Housing Panel	



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