

<b>Boleyn Road Area Housing Panel Minutes 11/05/06</b>		
<b>Present:</b>	<p>Lorna Reid - Chair            David Selo – Director of Resources            Pritpal Chhoker – Boleyn Road Area Housing Manager            Jenny Greenfield - Area Programme Manager            Graham Cushway - Mildmay Safer Neighbourhoods Team            Martin Woods - Mildmay Safer Neighbourhoods Team            Jessie White - Hawthorne Close TRA            Carol Johnson - Burder Close &amp; Boleyn Road TRA            Silvia Sazini - Kerridge Court TRA            Shingi Njopera - Athenaeum Court TRA            Alan Woolley - Mayville Estate TRA            Mrs Maura Lea - 1 in a 1000 Rep            Ross Treseder - HFI Graduate Trainee            Lee Farrow – Performance &amp; Partnership Officer</p>	
<b>Apologies:</b>	<p>Councillor Anna Berent            Veronica Jones - Newington Green Mansions TRA            Margaret Johns - Kerridge Court TRA            Pat Krause - Hathersage Court TRA</p>	
<b>Item</b>		<b>Action</b>
<b>1</b>	<p><b>Mildmay Safer Neighbourhoods Team - Update</b></p> <p><b>1) Chair</b> welcomed Graham Cushway (<b>GC</b>) and Martin Woods (<b>MW</b>)</p> <p><b>2) GC</b> noted some reports from Highbury Estate re suspicions of drug dealing and groups of youths (that should not be on the estate) gathering. Police are monitoring the area. Request for use of CCTV vans for the area to be discussed at upcoming tasking meeting. Potential for 3 ABC's on Highbury Estate. Intermittent problems with mopeds and 'gopeds'. Letters have been sent to 4 or 5 families to explain the laws regarding gopeds, which have now been clarified.</p> <p><b>3) GC</b> some redesign work on Hathersage Court - gate on the archway through the centre. Gate leading to Mildmay Park padlocked - fewer youths gathering as a result. CCTV still pending. Rear communal door has been vandalised. Four ABC's are in place on Hathersage Court and one ASBO. Also noted that the police were developing the business watch scheme on Newington Green with a radio system for local shops pending. This should have a positive impact on Hathersage Court. Issue with the number 21 bus - several of them parking outside Hathersage Court affecting sight lines. Operations manager has been contacted and a resolution is expected soon.</p> <p><b>4) GC</b> Mildmay Grove North &amp; South, Grosvenor Avenue, Highbury New Park and Beresford Road, all identified as motor vehicle crime 'hot spots'. Information packs</p>	

(re leaving valuables on view in cars) have been distributed in these areas. Also organised a 'street meeting' for Grosvenor Avenue, which was not at all well attended, but will try again in future.

*Questions*

5) **Chair** requested clarification re the ASBO and full possession order at Athenaeum Court, where the judge decided to suspend sentencing for the breaches to run alongside the ASBO.

**GC** confirmed that the sentence was suspended for the length of the ASBO. Any breaches would mean the case goes back to County Court.

6) **Alan Woolley (AW)** enquired as to whether there was any update re Mayville Estate

**GC** noted that it was still not on the priority list, but a 'trading places' exercise took place, involving youths from the Mayville, which has received positive feedback.

7) **Chair** noted that there had been a number of sightings of a youth in receipt of an ASBO, barring him from Highbury Estate. Recently stated 'I'm back' to a HFI caretaker.

**GC** confirmed that the ASBO had not expired and noted that the terms allow the individual back into the area provided a responsible person (over 18) accompanies him. This will be monitored and followed up, particularly if witnesses are willing to come forward.

8) **Silvia Sazini (SS)** noted that two bins had been set on fire recently on Kerridge Court

**GC** not aware of this but acknowledged some issues with the 'railway block'. Boleyn Road ASB team are liaising with social services and possibility of an ASBO on the estate. Also exploring funding options for outreach workers. Some increase in reports after the funding ceased.

9) **Shingi Njopera (SN)** felt that there were lessons to be learnt following the recent case at Athenaeum Court. Suggested that calls / complaints should be logged and given a reference number and that communication could be improved in terms of returning calls. Felt that HFI staff did not visit the estate frequently enough.

**PC** encouraged **SN** and all TRA reps to contact him directly if there were incidents in future where staff fail to return calls. Agreed that lessons should be learnt from this case. Noted that relevant staff had visited the estate and worked hard to get a successful result.

**Chair** suggested an audit of this case be carried out with a view to learning lessons for the future.

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**Panel Elections - information**

1) **Chair** noted the report on page 9 of the central papers.

2) **PC** took the Chair for the election of the Chair, Vice-Chair and 1 in 1000 rep (x2)

	<p><i>Election results:</i></p> <ul style="list-style-type: none"> <li>▪ Lorna Reid elected as Chair unopposed</li> <li>▪ Alan Woolley elected as Vice-Chair unopposed</li> <li>▪ Maura Lea elected as 1 in 1000 rep</li> </ul> <p><i>One vacancy for 1 in 1000 rep remains available. HFI Governance Team to advertise the vacancy prior to July panel meeting.</i></p>	
<p><b>3</b></p>	<p><b>Minutes of last meeting 09/03/06</b></p> <p><b>1) David Selo (DS)</b> referring to the sale of street properties - confirmed that the properties had been flagged for sale for some time and that all funds raised from sales goes toward the decent homes standard.</p> <p><b>Chair</b> noted that Eamon McGoldrick had said that following ALMO funding there would not be a need to sell off properties. Felt that the sale of properties should cease.</p> <p><b>DS</b> reiterated that all funds are being invested in the housing capital programme, that the properties had been earmarked for sale for some time and that the number of properties identified for sale was finite.</p> <p><b>2) AW</b> requested update on the PIs for Partners re value for money and clarification around the criteria for value for money. Requested access to relevant documents</p> <p><b>DS</b> noted the issues were complex, discussions with the government were ongoing and that there is a criteria for value for money. Access to documents may be possible via the freedom of information act, but really a question for LBI.</p> <p><i>Panel requested access to the relevant documents</i></p> <p><b>3) Jessie White (JW)</b> noted a trial period for Board meetings at Highbury House and that 20 minutes of questions from the floor had been introduced.</p> <p><b>4) JW</b> noted upcoming Mildmay Community Partnership AGM. Panel agreed that JW could provide an update on housing issues at the meeting</p> <p><b>5) Chair</b> requested area office co-ordinate the second caretaking 'sub-panel' meeting</p> <p><i>Minutes agreed</i></p>	<p><b>LF</b></p>
<p><b>4</b></p>	<p><b>Recycling Update (Council Item) - information</b></p> <p><b>1) DS</b> introduced the report for information. Doorstep recycling collections introduced in six phases to most HFI properties. Assisted LBI in meeting current statutory recycling and composting target of 18%.</p> <p><i>The report was noted</i></p>	
<p><b>5</b></p>	<p><b>Decision Items considered at Boards &amp; Sub-Boards - information</b></p> <p><b>1) DS</b> introduced the report for information.</p> <p><i>The report was noted</i></p>	

<p><b>6</b></p>	<p><b>HFI Update- information</b></p> <p>1) <b>DS</b> introduced the report for information. Noted upcoming Kier Fun Day.</p> <p>2) <b>JW</b> raised issue with gas servicing - now being carried out, in part, by British Gas. Noted they had no office in the immediate area and that a number of appointments had not been met.</p> <p><b>PC</b> noted that reports of this nature had been received and that Property Services and senior management are taking this issue up.</p> <p>3) <b>Carol Johnson (CJ)</b> requested clarification around the visitors parking scheme and how it works.</p> <p><i>The report was noted</i></p>	<p><b>LF</b></p>
<p><b>7</b></p>	<p><b>Sustainability Strategy - consultation</b></p> <p>1) <b>Chair</b> noted that the report is for consultation and that the recommendation states 'that the consultative panels comment on the proposed sustainability strategy and make suggestions on items for inclusion.' Suggested that there is not enough information provided in the report and that on this basis should not be discussed. The Panel agreed.</p> <p><b>DS</b> noted the comments made and suggested this will not be the only opportunity to provide feedback on this issue</p> <p><i>The Panel did not pass comment on the report</i></p>	
<p><b>8</b></p>	<p><b>Proposals to meet digital switchover - consultation</b></p> <p>1) <b>Chair</b> noted again that the report was for consultation and that it did not give enough detail to allow the Panel to give meaningful comment. Also objected to the use of abbreviations (e.g. TSG). The Panel agreed not to consider the report on this basis.</p> <p><i>The Panel did not pass comment on the report</i></p>	
<p><b>9</b></p>	<p><b>Kier Best Value Review - information</b></p> <p>1) <b>Chair</b> noted that the report was for information</p> <p>2) <b>AW</b> asked that his continued dissatisfaction with Kier be noted.</p> <p><i>The report was noted</i></p>	
<p><b>10</b></p>	<p><b>Capital Programme 2005/06 monitoring 4<sup>th</sup> Quarter - information</b></p> <p><b>Chair</b> noted that the report was for information and suggested considering the remaining budget for the 2006/07 tenant compact following a review of the 2005/06 tenant compact</p>	

<ul style="list-style-type: none"> <li>▪ <b><u>2005/06 tenant compact</u></b></li> <li>1) <b>AW</b> (page 29) - lower height of wall to deter ASB (Mayville Estate, behind Army &amp; Navy pub) has not been completed</li> <li>2) <b>AW</b> Mayville Community Centre lighting between Sewell and Skelton House has not been completed</li> <li>3) <b>Chair</b> Highbury Estate Shrub removal - not completed (<b>LF</b> noted that the Pondfield site had been completed and Greenspace had been contacted to return to Pearfield to complete)</li> <li>4) <b>Jenny Greenfield (JG)</b> noted that outstanding schemes had already been paid for and returning to any jobs to rectify would not come at any extra cost</li> <li>▪ <b><u>2006/07 tenant compact</u></b></li> <li>1) <b>AW</b> noted items 4, 5 and 6 (4. various paving repairs, 5. break out remains of x12 posts and make ground good and manufacture and 6. supply x5 steel roof hatches with gerda locks). Felt that items 4 and 5 did not address the extent of the problem on Mayville Estate and that item 6 had not been agreed.</li> <li><b>PC</b> noted that this would be reviewed by Peter Rushbrook (PR) with a view to resolving this issue.</li> <li><b>AW</b> suggested the next Mayville TRA meeting on 30.05.06</li> <li>2) <b>PC</b> noted that items 43 and 44 (x2 options for Spring Gardens play area) had been rejected following consultation with residents</li> <li>▪ <b><u>Items for decision</u></b></li> <li>1) Sinclair Court play area (Item 45) - to be removed</li> <li>2) Park View lighting upgrade (Item 46) - agreed, provided Park View TRA acknowledge</li> <li>3) Lillie House door entry system (Item 47) - agreed</li> <li>4) Manning House door entry system (Item 48) - agreed</li> <li>5) Baker House door entry system (Item 49) - agreed</li> <li>6) Elmfield House anti scaling measure (Item 50) - not agreed</li> <li>7) Bushfield House - demolish pramsheds (Item 51) - not agreed</li> <li>8) Hillfield House - re-turf area adjacent to boundary wall (Item 52) - on hold</li> <li>9) Kerridge Court - removal of barrier gate (Item 53) - agreed</li> <li>10) John Kennedy Court - repair door to tank room (Item 54) - agreed</li> <li>11) Highbury Quadrant Groundwork feasibility study (Item 55) - on hold pending more detail</li> </ul>	<p><b>LF / PR</b></p> <p><b>LF / PR</b></p> <p><b>LF / PR</b></p> <p><b>PR / PC</b></p> <p><b>LF</b></p>
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	<ul style="list-style-type: none"> <li>▪ <b><u>Further schemes suggested by the Panel</u></b></li> </ul> <p><b>Chair</b> bollard / gate for entrance to Highbury Estate (from Grosvenor Avenue)</p> <p><b>CJ</b> triangular grassed area on Burder Close - to pave over to match existing paving</p> <p><b>SN</b> various paving works on Athenaeum Court</p>	
11	<p><b>Boleyn Road AHO local report - information</b></p> <ol style="list-style-type: none"> <li>1) <b>PC</b> introduced the report for information</li> <li>2) <b>AW</b> with reference to Neptune House garages, noted that comments had been fed back to LBI (Housing Needs &amp; Strategy) and requested a member of Mayville TRA be on the tender panel.</li> <li>3) <b>PC</b> noted antisocial behaviour successes including the 'taking a stand award' for resident of Burder Close <p><b>CJ</b> acknowledged the success but noted that the evicted tenant had been replaced with another tenant causing neighbour nuisance. Enquired as to whether a flagging system was in place to ensure that tenants evicted for ASB are not replaced with others likely to cause nuisance.</p> <p><b>PC</b> noted that in very serious cases of ASB there is consultation with the area housing office where tenants are potentially antisocial.</p> <p><b>Chair</b> noted this issue had been raised in the past and suggested communication between LBI and HFI needs to be improved with reference to allocations. Suggested that audits of ASB cases were carried out, changes to policy could be put in place.</p> </li> <li>4) <b>PC</b> noted the TRA survey and asked TRAs that had not completed the survey to consider doing so and sending to <b>LF</b>, who is also available to answer any questions regarding the survey.</li> <li>5) <b>PC</b> noted plans for local fun day at Boleyn Road and suggested TRAs may wish to be involved. Details of the event will be reported once established.</li> </ol>	LF
12	<p><b>Any Other Business</b></p> <ol style="list-style-type: none"> <li>1) <b>JW</b> noted that there will be a resident conference in September</li> <li>2) <b>AW</b> requested an update re caretaking service level agreement for Mayville Estate <p><b>PC</b> noted that the estate services reorganisation may have had an impact on this and that this will be relayed to the estate services team and AW will be contacted in due course.</p> </li> </ol>	
	<b>Date of next meeting - 13<sup>th</sup> July 2006</b>	