

Boleyn Road Area Housing Panel Minutes 18/01/07		
	<p>Present: Lorna Reid – Chair/Highbury Estate TRA (LR) Pritpal Chhoker – Boleyn Road Area Housing Manager (PC) Stan Goulding – Estate Services Co-ordinator (SG) Jenny Greenfield – Area Programme Manager (JG) Stephen Alexander – Seaforth Crescent TRA (SA) Doreen Fishlock – Mayville Estate TRA (DF) Virginia Young – John Kennedy Court TRA (VY) Battista Straiotto – Kerridge Court (BS) Carol Johnson - Burder Close & Boleyn Road TRA (CJ) Pat Krouse - Hathersage Court TRA (PK) Hazel Slark – Aberdeen Park & Fieldview Court TRA (HS) Mrs Maura Lea - 1 in a 1000 Rep (ML) Cllr Terry Stacy – LBI (Cllr S) Stephen White – Performance & Partnership Officer (SW)</p> <p>Apologies: Cllr Anna Berent</p> <p>Observers: Janice Wilson – Mayville Estate TRA</p>	
Item		Action
1	<p><u>Minutes of last meeting</u></p> <p>Updates from meeting held on 23.11.06 to be discussed as part of local report</p> <p>Panel agreed minutes</p>	
2	<p><u>Rent Review</u> - Consultation item</p> <p>PC – Introduced report to panel.</p> <p>LR - Would like to move that the Boleyn Road Panel does not accept any proposals for a rent increase.</p> <p>CJ – Seconded LR's proposal.</p> <p>LR – Placed proposal before panel members and it was carried unanimously.</p>	

3	<p><u>Packington Estate Update</u> – Information item</p> <p>Panel noted report</p>	
4	<p><u>Consultative Panels Tenants Compact & Estate Security 2007/08</u> – Consultation item</p> <p>PC – Introduced report to panel, bringing the main aspects of the report to panels attention</p> <p>JG – Preliminary discussions are taking place now in regards to the tenants compact spend and will carry on into new structure. Allocation to be done with residents who are familiar with the areas/estates.</p> <p>LR – Proposed that a date for a meeting in February is set now to ensure we don't go over budget. Concerned re: the possibility of residents in the Upper Street area saying no to projects in the Boleyn Road area.</p> <p>JG – Project Team will be meeting with Performance & Partnership Officers to look at this in detail and to ensure that appropriate meetings etc are arranged. Project Team does not have a problem in meeting with residents twice to look at the Tenants Compact spend.</p> <p>LR – A bit concerned re: the amount of meetings members of panel now expected to attend but accepted there may be little alternative.</p> <p>JG – Proposing special meeting in advance of panel meeting in March.</p> <p>SW – Informed panel of proposed new date for panel meeting in March.</p> <p>PC – Proposing that we have a special meeting on 15th February to look at tenants compact bids and to allow time to obtain quotes.</p> <p>Panel agreed to meet on 15.02.2007 to look at tenants compact bids. Meeting will commence at 6.30pm and will be held at the Boleyn Road Area Housing Office.</p> <p>JG – Confirmed that bids can be brought to the meeting on 15.02.2007. Also enquired as to which TRA's had not received a pro-forma for submitting bids.</p> <p>At the meeting these were, John Kennedy Court, Burder Close, Hathersage Court, Highbury Estate, 6 -10 Aberdeen Park and Mayville Estate. JG – To arrange for further pro-forma's to go to these TRA's in advance of meeting on 15.02.2007.</p> <p>PC – Suggesting that TRA's who have bids in mind can contact Boleyn Road in advance of receiving pro-forma.</p>	SW

<p>5</p>	<p><u>Tenant & Leaseholder Satisfaction Survey – Information item</u></p> <p>LR – Survey sent to 10% of tenants and it generated a 5% response and its findings are produced. This is not are a representative sample.</p> <p>PC – Not all tenants will respond and this is the best way we can go about it.</p> <p>LR – Response rate to this survey is low due to lack of door knocking etc.</p> <p>PC – We do also have other ways of gathering residents’ opinions and comments such as comment cards and exit surveys etc.</p> <p>Cllr S – Survey is done by MORI and is independent and random.</p> <p>LR – If the survey is of 10% of residents, you will not get anything back. If you survey a larger amount of residents you will get a potentially larger response and a more accurate sample. In its present form, does not think the sample tells you anything.</p>	
<p>6</p>	<p><u>Land Disposal - Information item</u></p> <p>PC – Introduced report to panel.</p> <p>LR – Are we (HFI) going to maximise the supply of social housing or affordable housing?</p> <p>Cllr S – Affordable housing.</p>	
<p>7</p>	<p><u>Consultative Panel Re-organisation - information item</u></p> <p>PC _ Introduced report to panel</p> <p>LR – Objects to HFI telling residents what we are going to do at remaining panels. This wipes away any remaining pretence that these panels are for us.</p> <p>Cllr S – Panels have a formal structure within HFI and the terms of reference apply. Panels will need to have a chair at their meetings.</p> <p>CJ – We have already looked at this and we proposed to stay as we are.</p> <p>LR – Concerned about Boleyn Road possibly looking like a breakaway panel despite the fact that their view has not been taken on board.</p> <p>Cllr S – Concerned re: inaccuracies in TRA list and it wards. Asked that this be taken back and looked at as various TRA’s on the list are detailed incorrectly.</p>	<p>SW</p>

<p>8</p>	<p><u>HFI Update</u> – Information item</p> <p>Panel noted report</p> <p>CIlr S – In regards to Witness Support Programme – would members of the panel like a presentation focusing on anti-social behaviour cases.</p> <p>LR – Would like them invited to the May panel.</p>	<p>SW</p>
<p>9</p>	<p><u>Forward Plan</u> – Information item</p> <p>LR – Would like reports presented in an easily readable manner and not presented against a dark background. Also enquired re: non attendance of a HFI representative.</p> <p>PC – Gave apologies in regards to this aspect of the meeting.</p>	
<p>10</p>	<p><u>Boleyn Road Local Report</u> - Information & Consultation item</p> <p>PC – Presented report to panel. Caretaking sub-panel - proposed to panel that another meeting is held before the end of February 07.</p> <p>Panel agreed for another meeting of the caretaking sub-panel to take place on 22.02.07 at 6.30pm in the Boleyn Road Area Housing Office.</p> <p>1) Minutes of last meeting</p> <p>i) <u>Compensation Plan</u></p> <p>LR – Would panels request made at last panel meeting re: consideration given to increasing compensation for no heating in view of increased service charges, be relayed accordingly.</p> <p>ii) <u>Equality & Diversity</u></p> <p>LR – Noted response to panels request for info on this issue in view of which, requesting information held for the previous year up to 2006.</p> <p>iii) <u>Reception Centres</u></p> <p>PC – This was an issue raised by panel in regards centres closing and subsequent re-housing outside of the borough. It can be confirmed that this is not the case. The Council are going from 9 centres to 4 with vast improvements made to the remaining 4. Sums gained from any disposal will be used to improve the centres retained.</p>	<p>SW</p> <p>SW</p> <p>SW</p>

Cllr S – Two of the centres to be closed are in the Mildmay area. One of the centres will be used for supported housing and the other for key workers. Homelessness in the borough has reduced by 33% and the Council believes that we can adequately house homelessness cases with the remaining four. We will also be leasing temporary housing.

2. Petition – John Kennedy Court

Cllr S – Planning permission is approved in regards to this matter but there area a string of conditions attached. Would like someone to take a lead in regards to keeping the TRA updated. Proposed to speak to **VY (John Kennedy Court rep at this meeting)**, after meeting regarding section 106 issue.

3. Performance Indicators

i) Caretaking

LR – Queried marking/inspection arrangements/standards for caretaking as they appear to be very dependant on when and at what point an inspection is carried out.

PC – Expectation is that there is a consistently high standard. Scoring arrangements are pretty tough.

LR – Scoring arrangements sounds a bit like a lottery when really we should be looking at how best to deploy resources. Concerned that scoring for Boleyn Road is no longer meaningful.

PC – We have QAO's who also go around estates. The QAO's do their own scoring and monitoring of standards and this is how we monitor standards and performance locally. However, the points raised by chair are noted.

4 Tenants Compact

Stan Goulding – Estate Services Co-ordinator & Jenny Greenfield, Area Programme Manager led on this item.

Item 5 – Tree Works –

Panel requesting a report on what trees are to be done and precisely where we are with the proposed works.

Item 7 – Birchmore Hall –

Cllr S – Concerned about the contractors fencing that is still erected near the centre. The incline to the disabled access slope and a light situated at the base of the slope are also areas of concern.

Item 14 – 6 -10 Aberdeen Park -

Slight confusion as to whether or not this is actually done. Estate services to check.

	<p>Item 15 – 6 – 10 Aberdeen Park – Bench seems to be in the wrong place i.e. rear of the block rather than the front.</p> <p>Item 27 – Crowfield House – Some estate lights are on continuously also there are some parking signs missing.</p> <p>Item 39 – Lillie House, Item 40 – Manning House & Item 41 Baker House Cllr S – Would like a check made to ensure that section 20's do go out in regards to the above. JG - To look into this.</p> <p><u>5 Estates Security Budget</u></p> <p>JG – Chasing Kier's in regards to start dates for works to New River Court and Newington Green Mansions.</p> <p><u>6 Hathersage Court Update</u></p> <p>JG – Advised panel that plans for the CCTV works are all drawn up and costed however to provide all the cameras will cost more then the money allocated. Proposal is to provide compete ducting with as many cameras as possible fitted, within budget. This will be done with a view to providing further cameras to the existing ducting as and when finances allow for it.</p> <p>Cllr S – Would like to be e-mailed the full estimated cost to have all the cameras installed.</p> <p>JG – Agreed to do this.</p>	<p>JG</p> <p>JG</p>
<p>11</p>	<p><u>Any other business</u></p> <p>LR – Raised concerns on behalf of one of the residents of Pearfield House who has had their gas fire condemned because of a defective chimney stack.</p> <p>JG – Policy is that if you have central heating, we will not repair a gas fire if it is beyond repair.</p> <p>LR – Are all the other fires in that block to be condemned.</p> <p>JG – This is not specifically my area of work but I will report it back to the Gas Safety Management Team.</p> <p>CJ – Concerned re: roof leaks at Burder Close. This is affecting No: 6 where the soil stack has gone. Resident is a leaseholder and is unsure as to whether or not she needs to pay for the repair. Also concerned re: perspex sky lighting which is moving and blowing off of the blocks. Also concerned re: outstanding communal decorating to block.</p>	<p>JG</p>

	<p>JG – To update panel re: communal decorating to Burder Close.</p> <p>VY – Advised that the lifts to the tower blocks on John Kennedy Court are to be replaced within the next month.</p> <p>JG – Presently chasing a date for the lift replacement works to John Kennedy Court and to the best of her knowledge this is not due to commence within the next month..</p> <p>VY – Concerned re: delays in getting this work started.</p> <p>JG – Will chase this up.</p> <p>LR – Can we have an update on this at the next panel.</p> <p>JG – Yes</p> <p>VY – Also concerned that in regards to this matter some residents have had their section 20's and others have not.</p> <p>JG – Home Ownership have stated they have done this and I will chase this up.</p> <p>Cllr S – Requesting he is included in the chase up e-mails to Home Ownership re: the John Kennedy Court issue. Also raised the following.</p> <p>Fieldway Court – Can we write to all residents in regards to abusing the visitors parking facility. Residents are parking there for days and not moving the vehicle.</p> <p>No2 Aberdeen Park – What are the arrangements for parking at the rear. We are about to part with the freehold of this property and is concerned regarding the parking area as it is unclear if this is part of the freehold. Would like to know, who parks there and if they are not residents, who are they?</p>	<p>JG</p> <p>JG</p> <p>JG</p>
	<p>Details of next meeting</p> <p>Thursday 15th March 2007 at 7.00pm in Committee Rooms 5 & 6 in the Town Hall, Upper Street, N1</p>	