

Boleyn Road Area Housing Panel Minutes 21/09/06		
	<p>Present: Lorna Reid – Chair/Highbury Estate TRA (LR) Jon Farrant – Senior Area Housing Manager – Upper Street (JF) Pritpal Chhoker – Boleyn Road Area Housing Manager (PC) Stan Goulding – Estate Services Co-ordinator (SG) Justin Ho – MAGPI Development Officer (JO) – <i>(MAGPI item only)</i> Stephen Alexander – Seaforth Crescent TRA (SA) Jessie White - Hawthorne Close TRA (JW) Carol Johnson - Burder Close & Boleyn Road TRA (CJ) Pat Krause - Hathersage Court TRA (PK) Mrs Maura Lea - 1 in a 1000 Rep (ML) Councillor Anna Berent (Cllr B) Stephen White – Performance & Partnership Officer (SW)</p> <p>Apologies: Hazel Slark – Aberdeen Park & Fieldview Court TRA Ann Humphries - Aberdeen Park & Fieldview Court TRA Alan Woolley - Mayville Estate TRA</p>	
Item		Action
	<p><u>Introduction</u></p> <p>LR – Welcomed attendees to the meeting and proposed that that item 9 on agenda ‘minutes of last meeting’ be moved to item 2.</p> <p>Members of panel agreed to proposal.</p>	
2	<p><u>MAGPI presentation by Justin Ho</u></p> <p>JH – Circulated presentation to attendees re: the role of MAGPI and went through the presentation with them. Purpose of attendance at panel is to raise the awareness of MAGPI and clarify his role.</p> <p>SA – Highlighted with Justin that one of his colleagues attends their steering group.</p> <p>JW – Highlighted residents reluctance to report ASB issues which was highlighted at a recent meeting she attended with Alison Blackburn in attendance</p> <p>LR – Thanked Justin for the presentation.</p>	
3	<p><u>Minutes of last meeting</u></p> <p>Estate Security Budget - page 2</p>	

LR – Confirmed that she had received reports about Play & Youth and found it interesting that panels don't seem to receive these. Found that the reports for other areas seem to be more positive than Boleyn Road but reasons were provided within the report for this.

Land Disposal – page 5

JW – Advised that she contacted Mr Nash and was informed that five RSL's were bidding for the land on the Mayville Estate and confirmed that she had updated Mr Woolley.

LR – Subsequent to raising the issue of reception centres at the last meeting, has found out that families in reception centres will be placed in similar accommodation outside of the borough. Would like to get clarification on this.

Tenant Incentive Scheme Update – page 6

LR - Has there been any considerations given to cash bonuses possibly placing residents above the capital limits for Council Tax and Income benefits.

Minutes agreed

4

Restructuring of Area Housing Offices – consultation item

Upon introduction of this item by the Chair JW placed the following motion before members of the panel:

'This panel rejects the proposals until there is more consultation in regards to the proposed savings of 1.4 million, which this panel believes can be found alternatively. The recommendations within this report are rejected until there is meaningful consultation and ideally a public meeting'

Chair placed this motion before the members of the panel to vote upon and the result was 5 in favour and 1 abstention, as such the motion was carried.

JF – Highlighted that the report was in regards to proposals for implementing office closures and thought issues raised in the motion had already been covered. Highlighted for attendee's information, core issues in regards to this matter i.e., stock reduction, staffing reductions and the need to be cost effective. In regards to moving to three stars, these issues needed to be looked at. Drew member's attention to aspects of the report, which were drafted to take account of residents concerns, aired to date. Highlighted example of anti-social behaviour where resources between Boleyn Road and Upper Street could be better used.

LF – Savings would be on the lease and the running cost of Boleyn Road.

JF – Staffing will remain the same in regards to casework but some changes will take place in regards to reception etc.

JW – Told that the Council is a listening but it does not appear to be listening. Residents have the right to go local if they have issues to discuss. Upper Street is always packed out with callers and thinks it is putting an unfair burden on staff from Upper Street and Boleyn Road.

	<p>Cllr B – Would be less worried about this proposal if there were a more direct bus link between residents in the Mildmay area and Upper Street.</p> <p>JF – Would like members comments on the report regarding the make up of the areas and also in respect of the proposal for surgeries. Highlighted that HFI will also be talking to residents who use the offices about what they would like see put in place with the move to four offices. There appears to be an assumption that we cannot provide a service if we close Boleyn Road but within Upper Street we do this in regards to areas such as St Peters.</p> <p>LR – Medium to long term the plan seems to be to centralise and within this report the information is not there to allow for an informed decision to be made. Tenants in Islington rejected PFI and rejected the ALMO and because of this we are told that you will now lose your local office. Two months ago we said no to this and now we are told, it is decided and which offices would you like to close.</p> <p>ML – What about staff safety in regards to visits.</p> <p>JF – If there is a recorded or known risk, staff will not visit and certainly not by themselves.</p>	
5	<p><u>Decent Communities Strategy</u> – consultation item</p> <p>LR – Unhappy with this item as a copy of the full report is not to hand and members have not seen it. Has raised this issue before where members are asked for comments on reports they have not seen.</p> <p>JF – Introduced report highlighting main aspects and advising that a copy of the full report is available from Trish Fletcher.</p> <p>LR – Endorsed the fact that members could not respond without the full report and insisted that it be noted that in future the panel would like sight of full reports. Moved that item be deferred until panel is provided with sight of the full report.</p> <p>Members agreed that item be deferred.</p> <p>JF – Highlighted that panels have asked for smaller reports and in particular Boleyn Road and Upper Street have asked for a maximum of three reports and that this is what the board is seeking to comply with.</p> <p>Cllr B – Suggest that reports be placed on the web in advance of meetings where residents can access them. Thinks that residents need to be given the choice and options in advance of these meetings.</p>	
6	<p><u>Estate Services Improvement Group</u> - consultation item</p> <p>JF - Introduced the report focusing on issues. The group will not just be focusing on caretaking but also on issues such as Greenspace, communal repairs and health and safety. Proposal is for caretaking group to be disbanded and the above group to be established and encompass the caretaking groups role. At the moment the group will be lead by either Garry Bates or myself however we would ultimately like the group to be resident led. We are seeking an agreement from panels to establish the group along with seeking resident nominees to will participate. So far all nominees are members of</p>	

	<p>the area housing panels.</p> <p>JW & CJ – Agreed to be participants in this group from the Boleyn Road panel.</p>	
7	<p><u>HFI update</u> – information item</p> <p>Panel noted report</p>	
8	<p><u>Decision items considered at Board & Sub Boards</u> – information item</p> <p>Panel noted report</p>	
9	<p><u>Forward Plan</u> – information item</p> <p>Panel noted report</p>	
10	<p><u>Capital Programme 2006/07 monitoring 1st quarter</u> – information item</p> <p>Panel noted report</p>	
11	<p><u>Tenant Compact , Estate Services & Performance Report</u> – local item</p> <p>Tenants Compact</p> <p>LR – Went through works schedule with members</p> <p>CJ – The contractors cut the fencing on Burder Close and we should not really have to pay for this when they should have gone through the gate.</p> <p>PC – We will take this up.</p> <p>Estates Security Budget</p> <p>SG – Introduced this item to panel</p> <p>LR – Please ensure that anti-cycle barrier on Spring Gardens is properly located.</p> <p>SG – Explained arrangement on Spring Gardens.</p> <p>LR – Where does work such as that at 59 Poets Road sit with anti social behaviour. We are looking at physical deterrents but we need to know that the ASB team is doing something. Would like to defer this item until this issue is looked into properly.</p> <p>SG – Will look in to this.</p> <p>JW – The lighting near the library and Holiday House is very dark. Can I ask the panel for a light to be put there. Also the housing for the existing lights are dirty can they be cleaned.</p> <p>SG – Will arrange to have this looked at.</p>	<p>PC</p> <p>SG</p> <p>SG</p>

	<p>LR – Birchmore CC has had 15k out of the tenants compact and won't be getting anymore. Also, can light please be shed on the 50k for lighting on Highbury Estate, we don't need it, I won't be part of it and I would like to know where the money has come from.</p> <p>PC – This money is coming from LBI and not from HFI. Peter and Stan will be going around Highbury Estate and Highbury Quadrant to identify areas for improved lighting.</p> <p>LR – Would still like to know precisely where this money has from as she sees it as an incredible waste. And is certainly not needed on Highbury Estate.</p> <p>Cllr B – Not sure where the money has come from and cannot recollect it coming from the area committee.</p> <p>Local report</p> <p>PC – Presented report to members.</p> <p>No questions from members re: the local report</p>	
12	<p><u>Prize Draw</u></p> <p>SW – Updated members regarding event on Newington Green on 19th August 2006 and the prize draw re: the anti social behaviour questionnaire completed by LBI tenants who visited the stall.</p> <p>JW – Selected winners of the prize draw at random who will be conducted directly by Boleyn Road.</p>	
	<p>Date of next meeting – 23rd November 2006</p>	