

Boleyn Road Area Housing Panel Minutes 09/03/06		
	<p>Present:</p> <p>Lorna Reid - Chair David Selo – Director of Resources Pritpal Chhoker – Boleyn Road Area Housing Manager Peter Rushbrook - Estate Services Team Leader Jenny Greenfield - Area Programme Manager Jessie White - Hawthorne Close TRA Carol Johnson - Burder Close & Boleyn Road TRA Margaret Johns - Kerridge Court TRA Shingi Njopera - Athenaeum Court TRA Pat Krause - Hathersage Court TRA Alan Woolley - Mayville Estate TRA Hazel Slark - Aberdeen Park & Fieldview Court TRA Mrs Maura Lea - 1 in a 1000 rep Alex Sarsons - Kier Islington Lee Farrow – Performance & Partnership Officer</p> <p>Apologies: Councillor Terry Stacy</p>	
Item		Action
1	<p>Minutes of last meeting - matters arising</p> <p>1) Carol Johnson (CJ) requested an update regarding access to properties in Burder Close (for pipe work) to allow communal areas to be decorated</p> <p>Jenny Greenfield (JG) noted that the list of dwellings with access issues is now down from 17 to 9. Legal letters are being sent out regularly and contact has been made with the original architect. As soon as access issues are resolved, contractors will return to complete decoration works.</p> <p>2) Chair requested an update regarding signage to 60 Highbury New Park</p> <p>Lee Farrow (LF) noted that quotations are being sought</p> <p>3) Chair requested clarification regarding the selling of street properties with a candid and detailed report (auctioneers web-site still lists many LBI street properties). Noted that Eamon McGoldrick reported (at the last panel meeting) that selling off properties was necessary 'pre ALMO', but that ALMO funds have lessened the need to do this.</p> <p>David Selo (DS) noted the possibility that the street properties referred to might have been flagged for sale prior to the ALMO. DS to investigate possibility of producing a report for next consultative panels.</p>	DS

	<p>4) Jessie White (JW) noted 29-47 Highbury Grove was recently refurbished at great expense. Noted that residents have 'rags' hanging in the windows.</p> <p>Pritpal Chhoker (PC) noted that the AHO would provide as much support as possible in this regard, enforcing tenancy conditions wherever possible.</p> <p>5) Chair to follow-up on complaint raised at the last meeting - to forward issues to Eamon McGoldrick</p> <p>6) JW noted addresses in Mildmay Street feeding pigeons. LF to organise letters</p> <p>Minutes agreed</p>	<p>PC</p> <p>LF</p>
<p>2</p>	<p>PFI 2 - LBI Update - information</p> <p>1) DS introduced the report and noted the main point being that Partners for Improvement in Islington were appointed as Preferred Bidder at the end of January 2006. Noted final negotiations will be undertaken in the coming months. Final Business Case to be submitted to ODPM for consideration and approval. Formal consultation with residents will also be undertaken.</p> <p>2) JW noted that a number of complaints are still being received regarding PFI 1 and expressed concerns that Partners are poised to take on PFI 2. Suggested move toward a motion to advise against it.</p> <p>Chair agreed with this point and noted a number of complaints are allowed to go unresolved.</p> <p>3) Alan Woolley (AW) requested access to Partner's Performance Indicators (PIs) along with a report regarding value for money.</p> <p>4) DS noted that PIs are provided for the Managed Property Sub-Board meetings, which are open to the public. Partner's tenant satisfaction is improving and the majority of issues under PFI 1 were with sub-contractors. The issue for LBI, is that if PFI 2 does not go ahead, there will be no funding to carry out improvements for the DHS.</p> <p>5) JW noted that if DHS works are not carried out properly, there is a danger that properties will have to be re-visited and more money will have to be spent.</p> <p>6) AW requested access to value for money documents and noted that it seemed regardless of the quality of the contractor, at this stage there is no choice.</p> <p>7) DS noted HFI has a 'clienting' role to ensure performance meets the required standard. Some improvements have been made but HFI recognises there is still work to be done. Clarified that 'value for money' is a Government criteria and that applications go through the ODPM. A decision to 'go back to the drawing board' would jeopardise chances of meeting the DHS by 2010.</p> <p>8) Chair requested that DS convey the panel's deep concern regarding PFI 2.</p>	<p>DS</p>
<p>3</p>	<p>Decision Items considered at Board and Sub-Board meetings - information</p> <p>1) DS noted that the report was for information.</p>	

	The Panel noted the report	
4	<p>Homes for Islington Update - information</p> <p>1) DS introduced the report (for information) and welcomed any questions</p> <p>2) Chair asked how long the caretaking blitz team was going on for</p> <p>PC noted that options to extend the scheme were being investigated, but that for now it was running until the end of March 2006.</p> <p>3) Chair noted item 3.6.2 (Chairing more than one consultative panel) - panels can elect their own Chairs. Expressed some concern re the proposals to 'monitor' consultative panels</p> <p>JW noted that exclusion of Board members chairing consultative panels still exists</p>	
5	<p>Location of Board and Sub-Board Meetings and options for open forums - consultation</p> <p>1) DS introduced the report (for consultation) regarding the location of Board and Sub-Board meetings and the possibility of open forums and asked the panel for comments.</p> <p>2) JW noted that members of the public should be allowed to ask questions from the floor, without prior notice in writing, with a time limit.</p> <p>3) Chair noted that meetings are 'either open and public or not'. Meetings held at inaccessible venues cannot be considered public and to ask for questions in writing is elitist. HFI remains answerable to tenants and residents therefore, these meetings should be accessible to all.</p> <p>4) AW noted that when the ALMO was accepted, it was on the condition that tenants and residents could later make a decision on whether to continue with it or not after a given time.</p> <p>DS acknowledged that after the DHS has been met (2010) there would be an option for tenants and residents to return to LBI or continue as HFI.</p> <p>5) The panel unanimously agreed to support HFI endeavours to find a new venue and expressed a preference for the Business Design Centre. The panel unanimously voted in favour of open forums and against focus groups</p>	
6	<p>Window Replacement Policy - consultation</p> <p>1) DS introduced the report - to consult with Consultative Panels on a proposed change to HFI's policy with regard to the treatment of windows within the Decent Homes programme.</p> <p>2) Chair noted some concerns with 4.2 where potential savings are highlighted - wondered how these savings could be calculated before the inspections had been carried out</p>	

	<p>DS suggested that this was a 'guide' rather than a target and was included in the report to give Panel's an idea of potential savings.</p> <p>JG reiterated that HFI is not being put under a 'quota'</p> <p>3) AW noted that double glazing saves energy and should be pushed through regardless</p> <p>4) The Panel unanimously agreed with the recommendation in the report</p>	
<p>7</p>	<p>2005/06 Capital Programme - 3rd quarter monitoring - information</p> <p>1) JG introduced the report, advising the Panel on the progress of all local schemes for 2005/06. Noted that all blocks in the Boleyn Road area are in a 7-year maintenance cycle. Internal DHS works will be addressed within this cycle.</p> <p>2) Alex Sarsons (AS) updated the Panel on completion dates for 2005/06 tenant compact, noting that any outstanding jobs would be completed before the end of March 2006.</p> <p>JW noted need to inspect handrails on Mayville Estate</p> <p>AW noted the project to lower the height of the wall (Mayville Estate) was recommended by the Safer Neighbourhoods team</p> <p>PR updated the panel on estate signage</p> <ul style="list-style-type: none"> ▪ <i>2006/07 tenant compact</i> <p>Following the tenant compact meeting on 21/02/06 estimates for the schemes were tabled for the panel to consider. All schemes were agreed with the following exceptions:</p> <ul style="list-style-type: none"> - Sinclair Court playground - £28,000 - Spring Gardens play area (to choose from option 1 or 2) - £7,216.25 or £9,706.00 - Park View Estate lighting (28 column lights) - £10,304.00 - Lillie House, Manning House & Baker House door entry system - awaiting estimate - Elmfield House anti-scaling spinners - £1,315.60 - Bushfield House demolish pram sheds (for consultation) - £14,587.75 - Hillfield House (re-turf area adjacent to boundary wall - on hold) - awaiting estimate 	<p>AS / JW</p>
<p>8</p>	<p>Improving Leasehold Services - information</p> <p>1) DS introduced the report updating the Panel on a range of initiatives recently approved at the Council's Executive to assist leaseholders in respect of major works schemes.</p> <p>The Panel noted the report</p>	

<p>9</p>	<p>Boleyn Road Area Housing Office - local report - information</p> <p>1) PC noted that the report is for information and that some issues have already been covered (tenant compact)</p> <p>2) Chair requested further update on Neptune House garages for the next meeting</p> <p>3) PC provided a summary of key performance indicators</p> <p>Chair noted the % of court applications has dropped and felt this was a positive step</p> <p>PC confirmed HFI's determination to provide as much support as possible regarding tenants in rent arrears.</p> <p>Noted targets missed for caretaking and void properties and efforts being made to address this. Noted customer care PIs - consistently attaining 100% (answering complaints, correspondence etc within 10 days, returning messages within 24 hours, payment of invoices within 30 days and new tenants visited within 4 weeks).</p> <p>4) Shingi Njopera (SN) noted that messages left on the ASB line were not always responded to. Also mentioned that caretaking standards had dropped recently on Athenaeum Court</p> <p>PC noted that the ASB line did not fall under the messages PI, but would take this back to the office as a matter of urgency and ensure that this issue is investigated and resolved</p> <p>PR to arrange for the 'caretaking blitz team' to visit Athenaeum Court</p> <p>5) Chair noted request to agree a date for the next caretaking / TRA meeting. The panel agreed to set a date after the Panel meeting in May 06.</p> <p>6) Chair requested feedback on the ASB strategy with reference to mopeds on Highbury Estate.</p>	<p>LF</p> <p>PC</p> <p>PR</p>
	<p>Date of next meeting - 11th May 2006</p>	