

NOTES OF THE CENTRAL STREET AREA HOUSING PANEL

Thursday 11th May 2006 – Tompion Community Hall – 7pm

Present: Helen Cagnoni (HC) Maureen Smith (MS) Sharon Hayward (SH) Barbara Knight (BK) Una O'Halloran (UO) Irene Francis (IF) Thomas Cooper (TC) Dinah Chambers (DC) A Ward (AE) K Quigg (KQ) S Anthony (SA) A Peters (AP) E Morgan (EMor) Blanche Woodbridge (BW) Frances Sullivan (FS) P Seal (PS) B Cusden (BC) Eamon McGoldrick (EM) David Salenius (DS) Mike Rees (MR) Mary Caudron (MC)	Greenwood Wilmington and Farringdon TRA Brunswick Estate TMO Finsbury Estate TRA Tompion and Earnshaw TRA (part of meeting) St Lukes TRA St Lukes TRA Spa Green TMO Spa Green Resident Spa Green Resident Spa Green Resident Spa Green Resident Spa Green Resident King Square TRA King Square TRA King Square TRA King Square TRA Chief Executive, HFI Area Housing Manager, HFI Area Programme Manager, HFI Performance and Partnership Officer, HFI
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1	Apologies	Action
1.1	<u>Apologies received from:</u> a. Cllr Jyoti Vaja, Cllr Joe Trotter, Jean Trotter, Jenny Robinson, Hugh Partridge, Ian Merriman, Francois Smit, Rachel Himbury, Noreen Townsend.	~
2	AREA HOUSING PANEL ELECTIONS	
2.1	<u>Election of Chair</u> a. DS took the Chair for the purposes of carrying out the elections. b. TC nominated HC and this was seconded by SH . c. The panel unanimously elected HC to the position of Chair with a show of hands.	~
2.2	<u>Election of Vice Chair</u> a. HC took the Chair. b. MS nominated SH and TC seconded this nomination. c. The panel unanimously elected SH to the position of Vice Chair with a show of hands. d. HC asked if the panel would like a rotating chair, as previously occurred when the Chairs of the Bunhill and the Clerkenwell panel were joint Chairs. MC added that there had been no nominations to joint Chair the panel from the Bunhill ward in the previous year.	~

	e. The panel agreed to revisit this at a later date if required.	
2.3	<p><u>Election of 1 in a 1000 representatives</u></p> <p>a. There were no nominations to 1 in a 1000 representatives.</p> <p>b. TC raised his concern about how the representatives were meant to communicate with the people they were representing.</p> <p>c. The panel felt that there had not been enough advertising about the posts.</p> <p>d. MC advised that nomination could be made at a later date and will look into advertising the posts further. The panel agreed to revisit these elections at a later date if nominations are received.</p>	MC
3	PETITION – ST LUKES TMO	
3.1	<p><u>Petition Outline</u></p> <p>a. DS outlined the petition and advised that the concerns of the petitioners about the TMO had now fallen away because the TMO was defunct.</p> <p>b. UO added that the original complaint was regarding the TMO manager however it was now ‘water under the bridge’.</p> <p>c. UO confirmed that a TRA has been set up on the estate.</p> <p>d. The panel accept the petition as concluded.</p>	~
4	PETITION – SPA GREEN HEATING AND HOT WATER	
4.1	<p><u>Petition Outline</u></p> <p>a. TC described the heating problems on the estate.</p> <p>b. TC stressed that it wasn’t a question of the heating being on or off but rather because it was never de-scaled, the problem got worse and worse over time, functioning at only 30 or 40%.</p> <p>c. TC advised that it had since been de-scaled in March and would be done again in August.</p> <p>d. AP concerned that the report did not present the full details or background and felt it was a pity it took the petition to get action because the problems had been ongoing for a number of years.</p> <p>e. AP added that major works were currently on site and expressed concerns that any repairs needed would not be done before the kitchens and bathrooms were installed.</p> <p>f. TC advised that some surveys had been carried out however he didn’t think a full feasibility could be carried out until at least the summer.</p> <p>g. EMor wanted the question of financial compensation answered.</p>	~
4.2	<p><u>Petition Feedback</u></p> <p>a. EM advised that the compensation issue should have been covered in the report and apologised for this. EM also acknowledged the concerns about HFI about to carry out kitchen and bathroom works.</p> <p>b. EM felt a discussion was required with the TMO and once a consensus was reached, a letter sent to all residents on the estate.</p> <p>c. The panel accepted the petition and requested an update to come to the next meeting.</p>	EM
5	NOTES OF LAST MEETING AND MATTERS ARISING	
5.1	<p><u>Notes of Last Meeting</u></p> <p>a. The panel agreed the notes as a true and accurate record.</p>	~

5.2	<p><u>Matters Arising</u></p> <p>a. BK is due to meet DS tomorrow regarding the caretaking.</p> <p>b. BK advised that the repairs surveyor cancelled the appointment at Tompion Hall on the day and did not get in touch to make another one. DS to take back. DS added that the planning application is due at the planning committee in June.</p> <p>c. MC advised HC that a summary copy of the business plan was sent and a full copy would be when published. EM added that 200 copies of the full plan were being printed.</p> <p>d. EM advised that government funding had been agreed for PFI-2 and now negotiations were currently underway with Partners.</p> <p>e. SH confirmed that the leaseholder cap for New Deal security works had been agreed at £1,500 and for environmental works was £0.</p> <p>f. EM advised that the Council executive had agreed the principles of assistance to leaseholders and these were now being worked through. TC had heard the cost to tenants for this was in the region of £5-140m and objected to tenants money being used to assist leaseholders.</p> <p>g. JF was concerned that he was not made aware of estate security funding being available and felt that the A4 youth club had missed out. MC confirmed that JF would have been sent the papers for the meeting where the funding was allocated. DS advised that the funding for 2006-7 has already been agreed.</p>	DS
6	RECYCLING COLLECTION SERVICES FROM HFI PROPERTIES (INFORMATION)	
6.1	<p><u>Recycling Update</u></p> <p>a. EM advised that LBI met its recycling target of 18%.</p> <p>b. HC concerned that special bags had not been given out instead of boxes and that some people were leaving recyclable waste in normal plastic bags.</p> <p>c. TC reported problems with residents permanently leaving boxes outside their properties as extra storage. Problems with collections were also reported at Spa Green.</p> <p>d. EM advised these would be fed back to the Council.</p> <p>e. The panel noted the report.</p>	MC
7	DECISION ITEMS CONSIDERED BY BOARD (INFORMATION)	
7.1	<p><u>Board Decisions</u></p> <p>a. EM updated the panel on the decisions made by board at their meeting on the 20th March.</p> <p>b. EM advised that there would be a 20 minute open session at each board meeting. TC added that this did act to break down barriers and gave the meeting a whole new feel.</p> <p>c. EM advised that as a pilot board meetings from the 19th June would be held at Highbury House.</p> <p>d. EM advised HC that the panels did not unanimously request the town hall as a venue for board meetings. EM added that the rooms in the town hall are not always available when required and can only be booked up to September.</p>	~

	e. The panel noted the report.	
8	HOMES FOR ISLINGTON UPDATE (INFORMATION)	
8.1	<p><u>HFI Update</u></p> <p>a. EM updated the panel on current events in HFI.</p> <p>b. EM advised that the out of hours ASB response team will be starting on Monday. Once they have bedded in they will be visiting the panels.</p> <p>c. EM also went through the visitors parking scheme that had been recently introduced. MC advised that Hugh Partridge had raised concerns about fraudulent use of the system.</p> <p>d. SH asked when HFI expected to meet the decent homes deadline. EM advised that the target was 2010 however this may be met before. Currently HFI is 9% ahead of target.</p> <p>e. The panel noted the report.</p>	~
9	SUSTAINABILITY STRATEGY (CONSULTATION)	
9.1	<p><u>Sustainability Strategy</u></p> <p>a. EM introduced the proposed sustainability strategy and went through the list of items that may be included.</p> <p>b. EM confirmed a further report would come to the next round of panels.</p> <p>c. EM advised HC there would be a separate community engagement strategy and that this strategy was more about green issues and the environment.</p>	~
9.2	<p><u>Additional Suggestions</u></p> <p>a. SH felt that community rooms and play spaces should be included as these also make a community sustainable but are lacking on estates. SH added that using local labour and materials are also important.</p> <p>b. The panel discussed the benefit of having shower fittings on taps. SH suggested that the option of having a shower was included in decent homes.</p> <p>c. JF advised that EC1 New Deal was looking at having allotments on waste ground. JF felt this should also be looked into as it promoted healthier living and brought communities together.</p> <p>d. UO was concerned that the wiring on the estate needed to be redone because of the way the kitchens were fitted, even though they were done 18 months previously. MR to look into.</p> <p>e. HC went through some figures about nursing homes and was concerned that, given the high number of elderly residents, there were only 3 in Islington.</p>	MR
10	PROPOSALS TO MEET DIGITAL SWITCHOVER (CONSULTATION)	
10.1	<p><u>Allocation of Estate Security Funding for 2006-7</u></p> <p>a. EM updated the panel on pilot schemes and advised that take up at Aubert Court was 88% but at Stafford Cripps it was very low.</p> <p>b. EM confirmed that if the communal satellite dish scheme went ahead it's expected that the existing satellite dishes would be taken down.</p> <p>c. EM advised issues had been raised with foreign language channels and HFI was looking for options to include most of these.</p> <p>d. The panel noted the report. No further comments were made.</p>	~

11	KIER ISLINGTON BEST VALUE REVIEW (INFORMATION)	
11.1	<p><u>Kier Review</u></p> <p>a. EM updated the panel on the progress with the Kier review and its implementation arrangements.</p> <p>b. EM went through the areas of improvement that had been identified. EM advised that initially there would not be much change for residents as the majority of issues were mainly internal working.</p> <p>c. EM confirmed that updates would continue to come to the panel.</p> <p>d. HC commented that Kiers were now ringing up residents the day before an appointment and also in the morning, which was a good idea and would also benefit Kiers as people would be more likely to stay.</p> <p>e. The panel noted the report.</p>	~
12	2005-6 CAPITAL PROGRAMME – 4TH QUARTER MONITORING (INFORMATION)	
12.1	<p><u>Capital Programme Update</u></p> <p>a. MR updated the panel on the capital works in the Central Street area.</p> <p>b. MR advised that communication issues were raised with contract 12 as the blocks were spread over a wide area. MR confirmed that residents would be receiving newsletter updates.</p> <p>c. MR advised the 2006-7 projects were not yet on site. Initial public meetings have been held and further meetings were to come.</p> <p>d. MR advised BW that he has spoken to the project officer about setting up steering groups for the kitchen and bathroom phase of the King Square works.</p>	~
13	CENTRAL STREET PERFORMANCE REPORT	
13.1	<p><u>Performance Report</u></p> <p>a. DS introduced the report distributed at the meeting giving details of the area housing office's performance for March 2006.</p> <p>b. DS advised that Central Street was in 5th place for the month and in second place overall for the financial year 2005-6.</p> <p>Rent Collection</p> <p>c. DS advised that the staff at Central Street had worked very hard to achieve the lowest level of debt per tenant and the lowest amount of arrears, however because of this it was now becoming harder to score points.</p> <p>Caretaking</p> <p>d. DS advised that the caretakers in the Central Street area had come top out of all the area housing offices.</p> <p>Antisocial Behaviour (ASB)</p> <p>e. DS went through the ASB figures and advised that the vast majority of ABCs are not broken so are successful.</p> <p>f. SH concerned that elderly residents were often fearful of filling in nuisance diaries. They just wanted the noise to stop. DS advised that the perpetrators often would not accept that they are causing a nuisance and if we take the case to court this evidence is needed.</p> <p>g. TC informed the panel that the police had told him evidence from the noise</p>	~

	recorder was useless. EM clarified that whereas the police required evidence for the criminal court, HFI's evidence was for the crown court and the requirements may be different.	
14	ANY OTHER BUSINESS	
14.1	<u>Light Bulbs at the King Square Estate</u> a. BW concerned that it had taken 6-7 weeks to get a supply of bulbs for the estate. DS to look into.	DS
14.2	<u>Clerkenwell Safer Neighbourhoods Meeting</u> a. HC advised the next safer neighbourhoods police meeting for Clerkenwell was on the 23 rd May, 6.30 at the Holy Redeemer Church.	~
14.3	<u>Youth Service</u> a. HC advised that the childrens, young peoples and social services were joining together including schemes such as Connexions. b. HC thought it would be useful to have an idea on what funding will be available on the youth side as a result of this merger. c. MC to invite a representative to the next meeting.	MC
14.4	<u>Tompion Hall</u> a. MC to check that Tompion Hall is listed on the website and the correct contact details shown.	MC
14.5	<u>Date of Next Meeting</u> The next meeting will take place on Thursday 13th July 2006 at 7pm.	~

