

NOTES OF THE CENTRAL STREET AREA HOUSING PANEL

Thursday 13th July 2006 – Tompion Community Hall – 7pm

<p>Present: Helen Cagnoni (HC) Maureen Smith (MS) Sharon Hayward (SH) Barbara Knight (BK) Una O'Halloran (UO) Irene Francis (IF) Thomas Cooper (TC) Peter Stacey (PS) Rachel Himbury (RH) Jyoti Vaja (JV) George Allan (GA) Mohamed Hammoudan (MH) David Selo (DSel) David Salenius (DS) Mary Caudron (MC)</p>	<p>Greenwood Wilmington and Farrington TRA Brunswick Estate TMO Finsbury Estate TRA Tompion and Earnshaw TRA St Lukes TRA St Lukes TRA Spa Green TMO Margery Street TRA The Triangle TRA Mayor and Bunhill Ward Councillor, LBI (part of meeting) Clerkenwell Ward Councillor, LBI (part of meeting) Area Play and Youth Officer (South), LBI Director of Resources, HFI Area Housing Manager, HFI Performance and Partnership Officer, HFI</p>
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1	Apologies	Action
1.1	<p><u>Apologies received from:</u> a. Francois Smit, Joe Trotter, Jean Trotter, Ian Merriman, Councillor Ruth Polling</p>	~
2	1 IN A 1000 ELECTIONS	
2.1	<p><u>Nominations to 1 in a 1000 position</u> a. MC confirmed that the positions had been advertised in the local press and advised that no nominations had been received. b. The panel agreed to accept nominations later in the year should interested residents come forward.</p>	~
3	YOUNG PEOPLES SERVICES UPDATE – MOHAMED HAMMOUDAN	
3.1	<p><u>Service Update</u> a. MH updated the panel on the recent changes. b. The section has joined up with social services and early years and is no longer under education and regeneration. c. MH advised that in the short term there would be no changes to the funding received by groups in the area. d. Nationally, Islington is the 4th highest spending borough for young peoples services. e. A review is to take place shortly to see how better resources can be used and the section will be inspected at the end of the year, giving a benchmark on value for money and achievement. MH confirmed to HC that residents would be involved in the review.</p>	~

	f. MH advised the government's long-term vision is for voluntary organisations to be commissioned to provide services.	
3.2	<p>Funding in the area</p> <p>a. MH advised Central Street receives £1m out of £6m. With EC1 funding approx £600k, funding is favourable compared to other areas.</p> <p>b. MH advised that the current funding level would not be reducing however there is unlikely to be any growth.</p> <p>c. On a positive note, the government has awarded £600k to Islington for youth projects and a further £1m over the next 3 years.</p> <p>d. SH was concerned that funding for social services would take precedence.</p> <p>e. GW felt that there were never such problems with antisocial behaviour in the area before the funding for youth clubs was taken away.</p>	~
3.3	<p>Update on Local Schemes</p> <p>a. MH advised that he was currently looking to appoint a project manager to oversee the works at Three Corners.</p> <p>b. MH distributed copies of the youth programme for the summer to the panel. MH advised this would be sent to all EC1 residents and he would arrange for copies to go to the area office.</p> <p>c. MH updated the panel on the idea of 'rapid response' youth workers, and the scheme working successfully in Tower Hamlets.</p>	MH
4	MINUTES OF LAST MEETING AND MATTERS ARISING	
4.1	<p>Notes of Last Meeting</p> <p>a. HC advised that under 7.1, it should read that 'a majority of people requested the town hall', not that it was unanimous.</p> <p>b. Otherwise, the panel agreed the notes as a true and accurate record.</p>	~
4.2	<p>Matters Arising</p> <p>a. DS advised that an agreement had been reached with Spa Green TMO regarding a refund for the heating problems and a compensation payment. Letters were delivered advising residents today. DS advised that a report was still due from property services on the technical issues.</p> <p>b. BK advised the Tompion Hall planning application would be heard at planning on the 17th July, 6.30pm at the Finsbury Leisure Centre. BK asked for people using the centre with something to say to come along.</p> <p>c. HC was concerned that the Tompion Hall planning application was predetermined in 2004 before consultation took place as indicated in the report going to Planning Committee.</p> <p>d. MC advised that she forwarded on the recycling issues raised at the last meeting. HC advised that she had not heard anything. MC to contact recycling again.</p> <p>e. MS reported overflowing recycling bins at St John Street. RH added that the Goswell Road area was like a dumping ground. PS was concerned that the big bags used to empty at Margery Street were damaging the stairs. MC to pass onto the recycling section and request a rep attends the next meeting.</p>	<p>Panel</p> <p>MC</p> <p>MC</p>

	<p>f. UO had not received any info on whether the rewiring would be redone at St Lukes because of the way the kitchens were fitted, despite only being done 18 months ago. Mike Rees to feedback.</p> <p>g. UO was also concerned that she had been advised a letter would be sent to residents regarding the major works, however none had been sent out. DS confirmed that the programme had been put back and a letter was being drafted to send to residents.</p> <p>h. IF advised that residents did not receive the information they thought they would about the concierges. In addition the survey sent did not relate to the estate. SH felt that residents found the concierge leaflet helpful, as many people didn't know exactly what the concierge did.</p> <p>i. IF was concerned that the TRA were not told the tenant compact works had started at the garages. IF felt that this was an opportunity missed to advertise this positively to the residents. DS advised he would be looking into this.</p>	<p>MR</p> <p>DS</p>
5	RESTRUCTURE OF HOUSING MANAGEMENT SERVICES POST PFI-2 CONTRACT (CONSULTATION)	
5.1	<p>Background</p> <p>a. DSel introduced the report and explained the proposal to close 2 area offices was due to the large number of properties going to PFI-2 and the falling number of customers visiting the offices.</p> <p>b. DSel explained the alternative proposal was to look for savings elsewhere such as staff/service cuts.</p>	~
5.2	<p>Residents' Comments</p> <p>a. Some panel members were concerned that they were being consulted with when the closures did not affect their area. DS advised that all areas were being asked for their input.</p> <p>b. HC felt that there were reduced customers at the area offices because the services provided there were reducing, not the other way round.</p> <p>c. There was concern that people would only be able to contact HFI by phone and the residents most affected would be the elderly and vulnerable.</p> <p>d. DSel stressed there was no proposal to take away face-to-face contact.</p> <p>e. The panel voted to reject the paper and the 2 proposals given.</p> <p>a. The panel did not comment on the relocation of Home Ownership however it was suggested that the office space freed up could be considered for community use.</p>	~
6	ANTISOCIAL BEHAVIOUR (ASB) RESPONSE TEAM (CONSULTATION)	
6.1	<p>ASB Response Team Update</p> <p>a. DSel introduced the report and updated the panel on the new team.</p> <p>b. HC was concerned that the team was co-located with the police as this may create friction with young people.</p> <p>c. The panel agreed the priorities listed under 7.3 however JV asked that problems with scooters at President House were included. Bevin Court was also raised and DS thought that this was included in the Margery</p>	~

	<p>Street group.</p> <p>d. JV suggested fridge magnets and posters up in each block to advertise the ASB Team.</p> <p>e. The panel advised that they would like further updates to come to the meetings.</p> <p>f. The panel felt that more facilities were required for young people.</p>	~
7	RESPONSIVE REPAIRS ACTION PLAN AND SERVICE PRIORITIES FOR 2006/7 (CONSULTATION)	
7.1	<p>Introduction</p> <p>a. DSel introduced the report and asked the panel for their comments on the priorities.</p> <p>b. HC felt that quicker diagnosis without repeat visits was very important.</p>	~
7.2	<p>Panel Priorities</p> <p>a. The panel went through each heading and picked those that they felt were priorities.</p> <p>b. Under 3.2.3 the panel selected the following:</p> <ol style="list-style-type: none"> i) Carry out a programme of property health checks for visually impaired and hearing impaired tenants (option F). The panel added that this should happen for all vulnerable tenants. ii) Review repair appointment slots to ensure they meet customers' needs (option D) iii) Use newly established quality improvement group to consult customers (option E) <p>c. Under 3.2.4 the panel selected the following:</p> <ol style="list-style-type: none"> i) Ensure HFI has clear and accurate information on its systems about whether customers are vulnerable (option C). The panel added that as long as the details were kept secure. ii) Improve repair IT systems to ensure that accurate and detailed info is provided to customers (option D) iii) Re-write the void standard to include more detail and provide a clearer commitment to customers (option E) <p>d. Under 3.2.5 the panel selected 2 priorities only:</p> <ol style="list-style-type: none"> i) Implement a rigorous monitoring system to ensure more repairs completed on the first visit (option B) ii) Review the way staff manage and monitor mechanical and engineering contracts (option D) 	~
8	DISPOSAL OF LAND MANAGED BY HFI (CONSULTATION)	
8.1	<p>Introduction</p> <p>a. DSel introduced the report and asked the panel for their comments.</p> <p>b. The panel did not feel that the procedure had been followed. They felt that all the schemes were being done without the support of the local community and they didn't think that the land should be sold off.</p> <p>c. There was also concern that decisions were being made before residents had been consulted.</p> <p>d. BK added that Tompion Hall was used on a daily basis by the community,</p>	~

	<p>and recently used as an emergency rest centre. BK questioned what would be done when it was gone.</p> <p>e. SH felt the percentage of affordable homes the developers are required to build should be increased.</p>	~
9	SUSTAINABILITY STRATEGY (CONSULTATION)	
9.1	<p><u>Sustainability Strategy</u></p> <p>a. The panel went through the report and under 4.3.1 selected their priorities as:</p> <ul style="list-style-type: none"> i) Building on the current out of hours ASB response team ii) Programme of works to design out ASB through environmental improvements. The panel added that this must only happen with the agreement of residents. <p>b. Under 4.3.2, the panel wanted more community spaces to be included into the strategy. Not only having the spaces, but maintaining them and supporting residents in managing them.</p>	~
10	CONSULTATIVE PANEL PROCESSES (CONSULTATION)	
10.1	<p><u>Consultative Panels</u></p> <p>a. DSeI introduced the report, which gives details of the improvements made to the consultative panels.</p> <p>b. The panel went through the recommendations and agreed the following:</p> <ul style="list-style-type: none"> i) Yes, the forward plan should be included. ii) The panel made no suggestions for future agendas. iii) The panel were happy to have a board/sub board summary update included for info. iv) No further suggestions were made regarding the regular HFI update. v) The panel wanted the current format to continue, i.e. have all papers in one booklet. vi) The panel felt it was good to know what works were happening in other areas so requested that the full capital programme was included for info. vii) The panel felt that the processes put in place had made a noticeable difference to the meetings. viii) It was suggested that to improve the process further, that TRAs were consulted with earlier so they had a chance to discuss the papers with their committees before the meetings. It was also felt that 6 consultation papers were too much for one meeting. They should be spread out so residents have a real input before going back to Board. <p>c. The panel made no further comments.</p>	~
11	HFI JUST REWARDS – TENANT INCENTIVE SCHEME (INFORMATION)	
11.1	<p><u>Incentives for Tenants</u></p> <p>a. DSeI introduced the report, which updated the panel on the proposals for a tenant incentive scheme.</p> <p>b. HC objected to the whole idea and a number of the panel agreed.</p>	~

	<p>c. HC expressed concern about how much this scheme was costing and felt that it excluded the poorer tenants who were not always able to pay in advance.</p> <p>d. DS advised that these schemes were thought of as good practice by the audit commission.</p>	~
12	2005-6 PERFORMANCE REPORT (INFORMATION)	
12.1	<p><u>Performance Report</u> a. The panel noted the report.</p>	~
13	HOMES FOR ISLINGTON UPDATE (INFORMATION)	
13.1	<p><u>HFI Update</u> a. The panel noted the report.</p>	~
14	DECISION ITEMS CONSIDERED AT BOARD AND SUB BOARD (INFORMATION)	
14.1	<p><u>Board Decisions</u> a. HC reported that the board meetings were now open for the first 20 minutes. b. The panel noted the report.</p>	~
15	ANY OTHER BUSINESS	
15.1	<p><u>Drainage Channels at Finsbury Estate</u> a. SH advised that these used to be maintained regularly and cleared out but now they are leaking. DS advised that there was no planned maintenance but that this should be picked up in the inspections. b. DS to raise with estate services.</p>	DS
15.2	<p><u>Thistle Barbican Licence</u> a. GW informed the panel the Thistle hotel had applied for a late licence and objections must be made no later than 24th. GW was concerned because of the residential blocks in the area.</p>	~
15.3	<p><u>Date of Next Meeting</u> The next meeting will take place on Thursday 21st September 2006 at 7pm.</p>	~