

# NOTES OF THE CENTRAL STREET AREA HOUSING PANEL

Thursday 16<sup>th</sup> March 2006 – Tompion Community Hall – 7pm

<p><b>Present:</b> Helen Cagnoni (<b>HC</b>)          Giovanna Warby (<b>GW</b>)          Francois Smit (<b>FS</b>)          Maureen Smith (<b>MS</b>)          Sharon Hayward (<b>SH</b>)          Barbara Knight (<b>BK</b>)          Una O'Halloran (<b>UO</b>)          Joanne Sutherland (<b>JS</b>)          Alison Craighead (<b>AC</b>)          John Thomsom (<b>JT</b>)          John Phillips (<b>JP</b>)          David Salenius (<b>DS</b>)          Aiden Stapleton (<b>AS</b>)          Mike Rees (<b>MR</b>)          Mary Caudron (<b>MC</b>)</p>	<p>Greenwood Wilmington and Farringdon TRA          King Square TRA          Margery Street TRA          Brunswick Estate TMO          Finsbury Estate TRA          Tompion and Earnshaw TRA          St Lukes TRA          Triangle Estate TRA          Spa Green TMO          Spa Green TMO          Director of Property Services, HFI          Area Housing Manager, HFI          Manager of Project Management, HFI          Project Officer, HFI          Performance and Partnership Officer, HFI</p>
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1	Apologies	Action
1.1	<p><b>Apologies received from:</b></p> <p>a. Cllr Marisha Ray, Cllr Bruce Neave, Cllr Jyoti Vaja, Cllr Joe Trotter, Jean Trotter, Jenny Robinson, Hugh Partridge, Blanche Woodbridge, Francis Sullivan, Ian Merriman.</p>	~
2	<b>NOTES OF LAST MEETING AND MATTERS ARISING</b>	
2.1	<p><b>Notes of Last Meeting</b></p> <p>a. <b>HC</b> advised item 8.1 should read 'FITA did not want divisiveness between tenants and leaseholders and leaseholders have always been part of TRAs under their agreed constitutions.</p> <p>b. <b>SH</b> advised item 12.1 should read 'the TRA carried out a petition'.</p> <p>c. Otherwise the notes were agreed as a true and accurate record.</p>	~
2.2	<p><b>Matters Arising</b></p> <p>a. <b>MC</b> has looked into the report on sustainable communities and hoped to have some feedback for the next meeting.</p> <p>b. <b>MC</b> advised that she had fed back to <b>BK</b> on the issue of works to Tompion House. The works would only be taking place to tenanted properties so the sums did not include leaseholders. <b>JP</b> advised that the average cost for a kitchen is £5k and £3k for a bathroom. <b>BK</b> felt this was very expensive.</p> <p>c. <b>HC</b> confirmed that she has now received a list of works for Farringdon Road (contract 12) as part of the planned programme.</p> <p>d. <b>SH</b> distributed newsletters on rent restructuring to the panel.</p> <p>e. <b>DS</b> confirmed that the heating at Stafford Cripps has been repaired. Residents have received a full service from the 3<sup>rd</sup> February.</p>	<b>MC</b>

	<p>f. <b>DS</b> still to arrange a meeting with <b>BK</b> regarding the caretaking at Tompion House.</p> <p>g. <b>SH</b> advised that street management have agreed not to change the boundaries at the Finsbury Estate as part of their proposal to narrow St John's Street.</p>	<b>DS</b>
2.3	<p><b><u>Tompion Hall</u></b></p> <p>a. The panel discussed the issues with Tompion Hall that were raised at the last meeting.</p> <p>b. <b>BK</b> concerned that repairs were not being carried out to Tompion Hall because of the proposed development. There have been problems with the roof but <b>BK</b> understood this to be under guarantee.</p> <p>c. <b>JP</b> confirmed that urgent repairs would be dealt with in community centres even if there were a planning application submitted. <b>DS</b> to look into repair issues.</p> <p>d. <b>SH</b> raised again the decision that New Deal works could not take place to Tompion Hall. <b>SH</b> asked how this decision could be made at <b>DS</b>'s level when Cllr Jyoti Vaja was on the board that agreed the spend.</p> <p>e. <b>DS</b> advised that the decision was made in consultation with Laura Johnson of LBI as it was felt this would be a waste of public money. <b>DS</b> would be held to account if £30k was spent and then the hall demolished.</p> <p>f. <b>DS</b> advised that a planning application had been submitted for the development on the 20<sup>th</sup> February.</p> <p>g. <b>HC</b> concerned that decisions are made before planning applications are even submitted or agreed.</p> <p>h. <b>JP</b> stressed that it was the council's decision of what money was spent on its property. <b>JP</b> suggested this issue was taken up with the Chief Executive for a definitive answer. <b>DS</b> to look into.</p>	<b>DS</b>
<b>3</b>	<b>PFI-2 UPDATE (INFORMATION)</b>	
3.1	<p><b><u>PFI-2 Update</u></b></p> <p>a. <b>JP</b> updated the panel on the latest with the PFI-2 scheme. <b>JP</b> advised it is anticipated that the scheme will go live in the summer.</p> <p>b. The panel noted the report.</p>	~
<b>4</b>	<b>DECISION ITEMS CONSIDERED AT BOARD AND SUB BOARD (INFORMATION)</b>	
4.1	<p><b><u>Decision Items</u></b></p> <p>a. <b>JP</b> introduced the report, which set out the items considered at board and sub board as well as feedback from the February round of sub board meetings.</p> <p>b. <b>MC</b> to obtain a hard copy of the final draft of the Business Plan 2006-11 for <b>HC</b>.</p> <p>c. The panel noted the report.</p>	<b>MC</b>
<b>5</b>	<b>HOMES FOR ISLINGTON UPDATE (INFORMATION)</b>	

5.1	<p><b><u>HFI Update</u></b></p> <p>a. <b>JP</b> introduced the report detailing the current events in HFI.</p> <p>b. <b>JP</b> highlighted Getting it Right online, point 3.5, and described the major works and decent homes information that will be available to residents.</p> <p>c. Under point 3.6.2 <b>HC</b> raised point that most papers were for information and was concerned that people don't attend the meetings because they don't feel they are being consulted with. <b>GW</b> commented that it was always the same faces attending meetings.</p> <p><b>Gas Servicing</b></p> <p>d. <b>HC</b> raised point that British Gas is taking over the gas servicing contract for South Islington. <b>HC</b> does not want to see the high 90's% performance obtained by Kier drop when British Gas takes over.</p> <p>e. <b>JP</b> advised that British Gas do have a high level of performance. <b>JP</b> stressed that it's the managing of the contract and work of HFI staff to gain access that gets the performance up to 100%.</p> <p>f. The panel noted the report.</p>	~
6	<b>LOCATION OF BOARD AND SUB BOARD MEETINGS AND OPTIONS FOR OPEN FORUMS (CONSULTATION)</b>	
6.1	<p><b><u>Locations of Board Meetings</u></b></p> <p>a. <b>JP</b> introduced the report and highlighted the short listed venues for board meetings, asking the panel for feedback.</p> <p>b. The panel discussed the venues and it was felt that the NCH and other venues were so obscure that no one would attend.</p> <p>c. The panel collectively felt that the Town Hall should be the venue for the meetings due to its central location and transport access.</p>	~
6.2	<p><b><u>Open Forums</u></b></p> <p>a. <b>JP</b> introduced the idea of open forums and asked the panel for their comments on the points listed in the report.</p> <p>b. The panel agreed the following:</p> <ol style="list-style-type: none"> <li>1. That the open forum meetings should be held.</li> <li>2. That the meetings should be held quarterly.</li> <li>3. That the meetings should be held on a weekday evening.</li> <li>4. That the meetings should be held centrally.</li> <li>5. That dates should be set in advance like board and panel meetings and the meetings should be widely advertised in newspapers, posters etc to reach as many residents as possible. Additionally the panel felt that the suggestion of a 'meetings update/newsletter' by email would be very useful. Residents could sign up to this on the HFI website and although it would not benefit all, it would be a good reminder to those that use email.</li> </ol>	~
7	<b>WINDOW REPLACEMENT POLICY (CONSULTATION)</b>	
7.1	<p><b><u>Window Replacement</u></b></p> <p>a. <b>JP</b> introduced the report and advised the panel of the proposed change in policy to replace windows dependent on condition rather than replacing all. Savings would be put back into the capital programme.</p> <p>b. <b>FS</b> asked why the sudden change in policy now. <b>FS</b> felt the new windows</p>	

	<p>on the Margery Street Estate were substandard compared to the old ones. <b>JP</b> advised that HFI is actually listening to what residents have been saying.</p> <p>c. <b>JP</b> confirmed to <b>JS</b> there would be set criteria indicating the condition of a window.</p> <p>d. The panel felt that metal windows should also be replaced dependant on condition or steps made to make good such as secondary glazing.</p>	~
<b>8</b>	<b>CAPITAL PROGRAMME (INFORMATION)</b>	
8.1	<p><b>Capital Programme Update</b></p> <p>a. <b>AS</b> introduced the report giving an update on the major works and tenant compact projects in the Central Street area.</p> <p>b. <b>HC</b> asks for feedback on the gutter clearance scheme. <b>AS</b> to request from Kiers. <b>AS</b> confirmed that any roof repairs identified as part of this work would be paid for out of the day-to-day budget.</p> <p>c. The panel noted the report.</p>	<b>AS</b>
8.2	<p><b>Leaseholder Recharges for New Deal works</b></p> <p>a. <b>SH</b> asked if the ODPM had made their decision yet on leaseholder recharges for New Deal works. <b>AS</b> advised that the decision has not yet been made.</p> <p>b. <b>AS</b> reported that New Deal have said they would be writing to all of those people affected.</p> <p>c. <b>JS</b> concerned that the implications of the capping mean that less money can be spent on the estate. Good security is a big priority for residents.</p>	~
<b>9</b>	<b>MAJOR WORKS – ASSISTANCE TO LEASEHOLDERS (INFORMATION)</b>	
9.1	<p><b>Assistance to Leaseholders</b></p> <p>a. <b>JP</b> introduced the report and highlighted the financial and support incentives that HFI will be implementing to help leaseholders with their major works bills.</p> <p>b. <b>AC</b> asked what the rate of interest was for the loan. <b>JP</b> to look into this.</p> <p>c. <b>JP</b> confirmed to <b>SH</b> that if the costs come in over the agreed maximum price this will be met by the capital programme.</p> <p>d. <b>JS</b> queried when the 2-year repayment period starts. <b>AS</b> to advise.</p> <p>e. <b>HC</b> concerned that the 'agreed maximum price' will be raised to start with. <b>JP</b> advised that this was set on a schedule of rates that had been competitively tendered.</p> <p>f. <b>AS</b> to look into whether the full cost breakdown can be given out and if it can be given electronically for <b>JT</b>.</p> <p>g. The panel noted the report.</p>	<p><b>JP</b></p> <p><b>AS</b></p> <p><b>AS</b></p>
<b>10</b>	<b>ESTATE SECURITY FUNDING 2006-7 (DECISION)</b>	
10.1	<p><b>Allocation of Estate Security Funding for 2006-7</b></p> <p>a. <b>DS</b> introduced the report, carried over from the last meeting, regarding the allocation of estate security funding for the coming year.</p> <p>b. These have previously been allocated to the Youthreach project in Bunhill and the CDYP in Clerkenwell.</p> <p>c. <b>MC</b> read out an email from Francis Cooper at the YMCA regarding</p>	~

	<p>advising of the importance of the funding to the Youthreach project and the work that had been carried out with the young people of EC1.</p> <p>d. The panel discussed the youth work in the area and concern over the high costs of sports centres and other facilities for kids.</p> <p>e. The panel agreed to continue funding CDYP and the Youthreach project at the same proportion as before.</p>	~
11	<b>CENTRAL STREET PERFORMANCE REPORT</b>	
11.1	<p><b><u>Performance Report</u></b></p> <p>a. <b>DS</b> introduced the report distributed at the meeting giving details of the area housing office's performance for January 2006.</p> <p>b. <b>DS</b> advised that Central Street was in 5<sup>th</sup> place for the month and in second place overall.</p> <p>c. <b>DS</b> has seen provisional figures for February and Central Street is still in 2<sup>nd</sup> place over all.</p> <p><b>Rent Collection</b></p> <p>d. <b>DS</b> explained that the low monthly score was due to rent collection. Because the total amount of rent owed was the lowest in the borough, it was harder to reduce it further and achieve points.</p> <p><b>Caretaking</b></p> <p>e. <b>DS</b> confirmed that the independent quality checks were totally random and the office did not know what blocks were being checked.</p> <p>f. <b>GW</b> commented that the caretaking service at Macclesfield House was very good, especially considering that major works were currently underway.</p> <p>g. The panel noted the report.</p>	~
12	<b>ANY OTHER BUSINESS</b>	
12.1	<p><b><u>Date of Next Meeting</u></b></p> <p>The next meeting will take place on <b>Thursday 11<sup>th</sup> May 2006 at 7pm.</b></p>	~