

# NOTES OF THE CENTRAL STREET AREA HOUSING PANEL

Thursday 18<sup>th</sup> January 2007 – Finsbury Unity Room – 7pm

**Present:** Helen Cagnoni (**HC**)                      Greenwood Wilmington and Farringdon TRA  
 Sharon Hayward (**SH**)                      Finsbury Estate TRA  
 Danny Unstead (**DU**)                      Pleydell Estate TMO  
 Ben Mackmurdie (**BM**)                      Tompion TRA and A4 Youth Club  
 Francois Smit (**FS**)                      Margery Street TRA  
 George Allan (**GA**)                      Councillor, Clerkenwell Ward, LBI  
 Ferenc Morath (**FM**)                      Head of Programme Management, HFI  
 David Salenius (**DS**)                      Area Housing Manager, HFI  
 Mary Caudron (**MC**)                      Performance and Partnership Officer, HFI

1	Apologies	Action
1.1	<p><b><u>Apologies received from:</u></b>                      a. Cllr Jyoti Vaja, Cllr Ruth Polling, Hugh Partridge, Frances Sullivan, Blanche Woodbridge, Irene Francis, Una O'Halloran</p>	~
2	<b>MINUTES OF LAST MEETING AND MATTERS ARISING</b>	
2.1	<p><b><u>Notes of Last Meeting</u></b>                      a. The notes of the last meeting were agreed as a true and accurate record.</p>	~
2.2	<p><b><u>Matters Arising</u></b>                      a. <b>DS</b> updated on the Bevin Court petition, advising that £210k funding had been agreed to improve the security and a public meeting would be held in February. <b>SH</b> advised that FITA were assisting the residents set up a TRA on the estate.                      b. <b>MC</b> confirmed that a steering group was currently being set up at St Lukes. The kitchen and bathroom details on the project update would also be amended to avoid confusion. <b>MC</b> added that concrete surveys were undertaken yearly and the shops would be contributing to the cost of the roof works.                      c. <b>HC</b> raised concerns about a public meeting for contract 22, and queried whether both tenants and leaseholders should have been invited, as there was ill feeling on both sides. <b>SH</b> suggested that the project officer send the agenda to the TRA before hand so any sensitive issues could be discussed or worked through before hand. <b>FM</b> to take back.                      d. <b>FM</b> advised that separate leaseholder meetings were held to discuss costs, however joint meetings were also necessary to discuss the specifics of the contract e.g. where the site office is, what works will take place when.                      e. <b>FM</b> advised <b>FS</b> that it wasn't possible to confirm on a block basis whether tenants would receive kitchens and bathrooms, as often individual properties may have had works done when void or through an improvement programme. <b>FM</b> stressed that the HFI standard was higher</p>	FM

	than Decent Homes and many more tenants would be getting the works than if the government standard was adhered to.	
<b>3</b>	<b>RENT REVIEW 2007-8 (CONSULTATION)</b>	
3.1	<p><b>Rent Review</b></p> <p>a. <b>FM</b> introduced the report and highlighted the £3.70 per week average rent increase. Heating, hot water and concierge charges also to increase.</p> <p>b. <b>HC</b> felt the figure of 67% of tenants in receipt of housing benefit (item 3.7) did not give the full picture and requested further information showing the breakdown of e.g. pensioners, people on low incomes with family credit etc. <b>FM</b> to look into.</p> <p>c. The panel felt this figure was misleading and gave a false impression of the number of tenants not working and claiming benefits.</p> <p>d. <b>SH</b> was concerned that the unpooling of rent charges would mean that the unpooled service charges would have no cap or limit. <b>SH</b> also requested options on lower rents, as given in some other boroughs. <b>FM</b> to look into.</p> <p>e. <b>SH</b> asked about the effect on the HRA of the Packington transfer.</p> <p>f. The panel discussed garages and <b>HC</b> was concerned that the rental income was not being spent on repairs. Reports of the sale of property by LBI (including garages) were also discussed. <b>GA</b> advised these were likely to be commercial premises and <b>DS</b> confirmed he was not aware of any garages on estates being sold.</p> <p>g. <b>DU</b> informed the panel he was told the concierge charges would not increase if there were 300 people. <b>DS</b> doubted that residents would have been told this.</p>	<p><b>FM</b></p> <p><b>FM</b></p> <p><b>FM</b></p>
<b>4</b>	<b>PACKINGTON ESTATE UPDATE (INFORMATION)</b>	
4.1	<p><b>Update</b></p> <p>a. <b>FM</b> introduced the report and updated on the situation.</p> <p>b. <b>DS</b> advised that the Central Street office would cover the St Peters ward from the 19<sup>th</sup> February and that the Packington Estate will transfer to Hyde in April.</p> <p>c. The panel noted the report.</p>	~
<b>5</b>	<b>TENANTS COMPACT AND ESTATE SECURITY 2007-8 (CONSULTATION)</b>	
5.1	<p><b>Tenant Compact</b></p> <p>a. <b>FM</b> advised the panels the funding would need to be allocated by the end of February to avoid any confusion with the new consultative panel arrangements, which come into place in March.</p> <p>b. <b>MC</b> confirmed the allocation would be agreed at the sub panels in February. <b>MC</b> to email Clerkenwell sub panel reps regarding the change of meeting date.</p> <p>c. <b>HC</b> reminded that estates without TRAs should benefit from funding. <b>FM</b> confirmed that estate teams were specifically asked for proposals so</p>	<b>MC</b>

	estates without TRAs were not left out.	
5.2	<p><b><u>Estate Security</u></b></p> <p>a. <b>MC</b> distributed a report detailing the outcome of 2006-7 spend by the YMCA Youthreach project and the Clerkenwell Development Youth Project (CDYP), and advised that the CDYP was no longer running. <b>HC</b> advised that CDYP had money left in the account that had been allocated specifically for Margery Street.</p> <p>b. <b>BM</b> updated the panel on the A4 youth club. The club would be meeting twice a week, with a new outreach session on a third evening. <b>BM</b> was currently looking for an office space, but didn't want to use the Three Corners site as the club wanted a fresh start and not be associated with CDYP. <b>BM</b> advised the club only had funding for 6 months so further funding was greatly needed.</p> <p>c. The panel agreed that the funding should be split between Clerkenwell and Bunhill at the same proportion as last year (approx 60-40%), with the allocation of funding to be agreed at the sub panels in February.</p> <p>d. The panel requested that <b>BM</b> put a proposal in writing to the Clerkenwell sub panel for estate security funding for the youth club.</p>	<b>BM</b>
<b>6</b>	<b>TENANT AND LEASEHOLDER SATISFACTION SURVEYS (INFORMATION)</b>	
6.1	<p><b><u>Satisfaction Surveys</u></b></p> <p>a. <b>FM</b> advised that the satisfaction level overall was up from 52% to 64%, which was a very healthy improvement. BME residents' satisfaction was also up 10% to 61% in two years.</p> <p>b. <b>FM</b> highlighted leaseholder satisfaction of 35% and advised this was standard across boroughs.</p> <p>c. <b>FS</b> felt there was a huge discrepancy between surveys and what tenants were saying on the ground.</p> <p>d. <b>DS</b> pointed out that Central Street office had received the highest level of overall satisfaction for services provided.</p>	~
<b>7</b>	<b>DISPOSAL OF LAND UPDATE (INFORMATION)</b>	
7.1	<p><b><u>Introduction</u></b></p> <p>a. <b>FM</b> introduced the report and the panel noted its contents.</p> <p>b. <b>MC</b> advised the panel that notice had been served on Tompion Hall, with vacant possession effective from the 19<sup>th</sup> January.</p>	~
<b>8</b>	<b>CONSULTATIVE PANEL REORGANISATION (INFORMATION)</b>	
8.1	<p><b><u>Panel Reorganisation</u></b></p> <p>a. <b>FM</b> updated the panel and advised that this meeting was the last under the current arrangements.</p> <p>b. <b>MC</b> advised that the area would include three more TRAs from the St Peters ward (including Packington up until its transfer to Hyde).</p> <p>c. The panel discussed the previous ward boundary change between Bunhill and Clerkenwell. <b>MC</b> advised that the Percival Estate TRAs had remained</p>	~

	with the Clerkenwell sub panel following this although were now in Bunhill. <b>BM</b> confirmed that his TRA always considered itself in Clerkenwell.	
<b>9</b>	<b>DECISION ITEMS AND BOARD AND SUB BOARDS (INFORMATION)</b>	
9.1	<p><b>Decision Items</b></p> <p>a. <b>FM</b> introduced the report and the panel noted its contents.</p> <p>b. <b>SH</b> queried whether the community engagement strategy was on the website. <b>MC</b> to check.</p>	<b>MC</b>
<b>10</b>	<b>HFI UPDATE (INFORMATION)</b>	
10.1	<p><b>HFI Update</b></p> <p>a. <b>FM</b> introduced the report and highlighted the Witness Support Scheme, which was a finalist in the UK Housing Awards.</p> <p>b. The panel discussed the Borough Beat scheme. <b>MC</b> to provide <b>HC</b> with some more information.</p> <p>c. <b>FM</b> advised that under 3.3.2 capital programme, changes were made following residents' comments at the last round of panels and would be presented to Board.</p>	<b>MC</b>
<b>11</b>	<b>FORWARD PLAN (INFORMATION)</b>	
11.1	<p><b>Forward Plan</b></p> <p>a. The panel noted the report.</p>	~
<b>12</b>	<b>CENTRAL STREET PERFORMANCE UPDATE (INFORMATION)</b>	
12.1	<p><b>Performance Report</b></p> <p>a. <b>DS</b> advised that the last report had been delayed however an update on performance information would come to the next panel meetings.</p>	~
<b>13</b>	<b>ANY OTHER BUSINESS</b>	
13.1	<p><b>EC1 New Deal</b></p> <p>a. <b>FM</b> advised that he and <b>DS</b> had been meeting with New Deal regarding the capital programme and was hopeful recommendations would shortly go to their Board. The aim was to implement a strategy over the next three years for estate security and environmental work.</p> <p>b. <b>FM</b> advised that Doug Goldring was now an HFI rep on the New Deal Board.</p>	~
13.2	<p><b>Text Pilot</b></p> <p>a. <b>DS</b> advised the panel that Central Street would be piloting a texting service until March.</p> <p>b. <b>MC</b> distributed posters for reps to put up in their blocks.</p>	~
13.3	<p><b>Bookings at the Vibast Community Centre</b></p> <p>a. <b>DU</b> distributed the booking number to the panel (020 7253 2394) and advised that Thursday evenings were available.</p>	~
13.4	<b>Consultation Notices</b>	

	a. <b>HC</b> advised the panel that consultation notices were out regarding the Nags Head proposals and Archway development framework.	~
13.5	<p><b><u>Clerkenwell Safer Neighbourhood Panel</u></b></p> <p>a. <b>HC</b> was concerned about the Clerkenwell Safer Neighbourhood panel, which had not been very well attended and requested that anyone who was interested contact <b>MC</b> for details.</p> <p>b. <b>FS</b> was concerned reps weren't being contacted regarding the meeting. <b>MC</b> to chase PC Barry Leach.</p>	<b>MC</b>
13.6	<p><b><u>Date of Next Meeting</u></b></p> <p>a. The panel thanked <b>FM</b>.</p> <p>b. The next meeting would be held at 7pm on Thursday 8<sup>th</sup> March at the Central Street Area Housing Office.</p>	~

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