

# NOTES OF THE CENTRAL STREET AREA HOUSING PANEL

Thursday 19<sup>th</sup> January 2006 – Tompion Community Hall – 7pm

<b>Present:</b> Helen Cagnoni ( <b>HC</b> )	Greenwood Wilmington and Farringdon TRA
Frances Sullivan ( <b>FS</b> )	King Square TRA
Blanche Woodbridge ( <b>BW</b> )	King Square TRA
Giovanna Warby ( <b>GW</b> )	King Square TRA
Francois Smit ( <b>FS</b> )	Margery Street TRA
Maureen Smith ( <b>MS</b> )	Brunswick Estate TMO
Barbara Knight ( <b>BK</b> )	Tompion and Earnshaw TRA
Kelly Goddard ( <b>KG</b> )	Tompion and Earnshaw TRA
Pauline Holloway ( <b>PH</b> )	Tompion and Earnshaw TRA
Ron Granger ( <b>RG</b> )	Stafford Cripps TMO
Christine Granger ( <b>CG</b> )	Stafford Cripps TMO
Hugh Partridge ( <b>HP</b> )	Stafford Cripps TMO
John Warby ( <b>JW</b> )	Finsbury Estate TRA
Sharon Hayward ( <b>SH</b> )	Finsbury Estate TRA
David Selo ( <b>DSel</b> )	Director of Resources, HFI
David Salenius ( <b>DS</b> )	Area Housing Manager, HFI
Mary Caudron ( <b>MC</b> )	Performance and Partnership Officer, HFI

1	Apologies	Action
1.1	<p><b>Apologies received from:</b> Cllr Marisha Ray, Cllr Bruce Neave, Cllr Jyoti Vaja, Cllr Joe Trotter, Cllr George Allan, Jamie Fry, Ben Mackmurdie, Jean Trotter.</p> <p>The Panel expressed concern that there were no Councillors present at the meeting.</p>	~
2	<b>NOTES OF LAST MEETING AND MATTERS ARISING</b>	
2.1	<p><b><u>Notes of Last Meeting</u></b> The notes were agreed as a true and accurate record.</p>	~
2.2	<p><b><u>Matters Arising</u></b></p> <ul style="list-style-type: none"> <li>• Point 3.2 – <b>MC</b> advised that HFI is still in negotiation with British Gas regarding leaseholder gas safety checks. Nothing is likely to start before April. The checks will be voluntary.</li> </ul> <p><b>BK</b> queried whether leaseholders not letting their property are required to have safety checks by law. <b>BK</b> advised she is looking into this and will feedback.</p> <ul style="list-style-type: none"> <li>• Point 4.1 – <b>MC</b> to find out when the report on sustainable communities referred to at the last meeting will come to panels and who the author is.</li> <li>• Point 5.1 – <b>MC</b> advised that Greenspace will be attending the next Managed Property Sub Board where board directors will be scrutinising</li> </ul>	<p><b>BK</b></p> <p><b>MC</b></p>

	<p>the way Greenspace deals with residents and consultation.</p> <ul style="list-style-type: none"> <li>Point 9.1 – <b>MC</b> advised that the changes requested to the wording of the disposal of land report have been passed to the Council to action.</li> <li>Point 10.1 – <b>BK</b> queried whether leaseholders had been taken into account when calculating the cost of works per property in the capital programme report presented at the last meeting. <b>MC</b> to ask Aiden Stapleton to contact <b>BK</b> and to advise.</li> <li>Point 11.1 – <b>HC</b> advised she has still not received the breakdown of works requested twice previously. <b>MC</b> to pass to Aiden Stapleton.</li> <li>Point 12.1 – <b>MC</b> advised that the antisocial behaviour (ASB) response team will go out from April and a part service will be available from the end of February. Future updates on the team will come to panel. The environmental co-ordinator is in post and witness support leaflets have been produced.</li> </ul> <p><b>BK</b> advised that Emily Thornberry MP will be holding a surgery specifically for ASB on 29<sup>th</sup> January from 10-12noon.</p> <ul style="list-style-type: none"> <li>Point 12.2 – <b>BK</b> advised the recycling bins have all been moved to a more appropriate place. However, now there is nothing to replace the tree that was chopped down.</li> </ul>	<p><b>MC</b></p> <p><b>MC</b></p>
2.3	<p><b><u>Tompion Hall</u></b>  <b>SH</b> concerned that New Deal have been told by the Council they are unable to spend the funds agreed by their board on the centre as development is imminent. <b>SH</b> had been told by Councillor Vaja that there was no problem and that it is going ahead as any development is 5 years away.</p> <p><b>SH</b> advised that funding had been spent on other schemes where New Deal knew it was a temporary measure and changes would be made in the future to bring it up to a good standard for the time it was being used.</p> <p><b>DS</b> fed back on an update from Laura Johnson and advised that Derwent Valley were happy to meet with residents if they wished.</p> <p><b>HC</b> voiced concern that developers are meeting with residents before any planning application is submitted - this should be done the other way around.</p> <p><b>SH</b> added that residents shouldn't be left to argue with the developers. <b>SH</b> requested information on what HFI's relationship with the Council is with regards to consultation on such schemes and what HFI is responsible for.</p> <p><b>DS</b> to organise a meeting with Laura Johnson to discuss how the issue can be progressed.</p>	<p><b>DS</b></p>
3	<b>RENTS 2006-7</b>	
3.1	<p><b><u>Rent Increase 2006-7</u></b>  <b>DSeI</b> updated the panel on the rent restructuring and advised that the provisional average increase for 2006-7 will be 4.9%. <b>DSeI</b> confirmed that this figure would be higher in Central Street due to property valuations.</p>	<p>~</p>

	<p><b>GW</b> expressed concern about poorer people that cannot afford the increase. <b>DSel</b> stressed that those on a low income were able to apply for housing benefit.</p> <p><b>DSel</b> to provide <b>HP</b> with rent increase figure for the Central Street area.</p> <p><b>SH</b> advised that the rent will increase by £30 per week from 2004 - 2011/12. Any panel reps wanting further information to distribute to residents to contact <b>SH</b>.</p> <p><b>Heating and Hot Water Charges</b>  <b>JW</b> felt that an increase of 4.9% for heating and hot water was inconsistent considering the amount of breakdowns.</p> <p><b>HP</b> and <b>TD</b> reported problems with the heating at the Stafford Cripps and Brunswick Estates. <b>HP</b> requested information on what the term 'split boiler' means and whether the time lines given to the TMO for repair are on course for completion. Both <b>HP</b> and <b>TD</b> have sent emails to Martin Cox, however he has not responded. <b>DS</b> to investigate.</p> <p>The panel discussed compensation and <b>HC</b> felt that it should be paid on the amount of days without heating in a certain period, rather than the number of consecutive days.</p> <p><b>DS</b> confirmed to <b>TD</b> that households would have to make individual claims for refunds or compensation.</p>	<p><b>DSel</b></p> <p><b>DS</b></p>
<b>4</b>	<b>LOCAL AREA AGREEMENTS (LAAs)</b>	
4.1	<p><b>Local Area Agreements</b>  The panel noted the report.</p> <p><b>FS</b> strongly opposed the increase of owner occupier homes under point 3.5. <b>HC</b> and <b>SH</b> agreed, concerned that it would in fact worsen the problem of families moving apart due to increased costs.</p> <p><b>MC</b> to circulate FITA's and the London Residents Association's view on sustainable communities.</p>	<b>MC</b>
<b>5</b>	<b>DECISION ITEMS CONSIDERED AT BOARD</b>	
5.1	<p><b>Decision Items</b>  The panel noted the report.</p>	~
<b>6</b>	<b>HFI UPDATE</b>	
6.1	<p><b>HFI Update</b>  The panel noted the report.</p> <p><b>BK</b> to contact recycling regarding compost bins for the estate.</p>	<b>BK</b>
<b>7</b>	<b>LOCAL AREAS CONSULTATIVE PANELS TENANTS COMPACT AND ESTATE SECURITY</b>	

7.1	<p><b><u>Tenants Compact and Estate Security</u></b>  Because of the length of the report, the panel agreed to convene a special meeting to discuss the paper. <b>MC</b> to organise for February and notify the panel. Decisions to be made by the end of February.</p> <p><b>MC</b> confirmed that the Drum / Youthreach workers and CDYP who currently receive the estate security funding have attended the local sub panels to feedback on their progress. Youthreach has provided a written report of their activities.</p> <p><b>DS</b> confirmed that the police often attribute the reduced crime in the area to the high quality youth provision provided in Bunhill and Clerkenwell and the good working relationship with the Central Street office.</p> <p><b>HC</b> advised that CDYP is in abeyance because of difficulties with funding and while no one wants it to fold; there is not enough money to keep it going.</p>	<p><b>MC</b></p> <p>~</p>
8	<b>LEASEHOLDER ASSOCIATION RECOGNITION</b>	
8.1	<p><b><u>Leaseholder Associations (LAs)</u></b>  Some panel members felt that LAs would cause a divide between tenants and leaseholders.</p> <p><b>HC</b> made the point that a LA set up for major works might actually make the TRA stronger as leaseholders may be more inclined to be active on the association after the works.</p> <p><b>HC</b> stressed that FITA did not want divisiveness between tenants and leaseholders therefore leaseholders will be able to be a part of the TRA.</p> <p><b>SH</b> felt that it was important for leaseholders and tenants to work together when works are done as tenants pay for it as well. <b>SH</b> stressed that leaseholders were able to challenge various issues that tenants cannot.</p> <p>The panel discussed whether LA reps should be invited to the panel and agreed that because leaseholders were already represented at the panel as part of TRAs, the LAs should sit on the leaseholders' forum.</p>	<p>~</p>
9	<b>DIVERSITY MONITORING</b>	
9.1	<p><b><u>Diversity Monitoring</u></b>  The panel noted the report.</p>	<p>~</p>
10	<b>LEARNING FROM COMPLAINTS APRIL – SEPTEMBER 2005</b>	
10.1	<p><b><u>Learning from Complaints</u></b>  The panel noted the report.</p>	<p>~</p>
11	<b>CENTRAL STREET PERFORMANCE REPORT</b>	
11.1	<p><b><u>Performance Report to Sub Board</u></b>  <b>DS</b> updated the panel of the area office's performance and presented an updated paper that went to the Managed Property Sub Board in December.</p>	<p>~</p>

	<p><b>HC</b> requested information on repairs, lifts and temporary staffing levels.</p> <p><b>DS</b> suggested that as the main performance report is over 40 pages long, that this report comes to the panel and that any other additional information is provided as and when requested. The panel agreed.</p> <p><b>DS</b> advised that he would need to balance the requests for further information with the ability to collate it.</p> <p><b>Caretaking</b>  <b>DS</b> informed the panel that the office had scored 80% on the caretaker quality checks, the highest in the borough. <b>DS</b> confirmed to <b>HP</b> that these are independent and random and that the office also carries out its own checks to all estates.</p> <p><b>DS</b> to provide <b>TD</b> with a copy of the caretaker duties.</p> <p><b>PH</b> concerned about the caretaking standards at Tompion House. <b>PH</b> did not feel that the standard had improved in the last 6 months. <b>DS</b> informed <b>PH</b> that the independent checks had been to standard; however <b>DS</b> will meet with the TRA and inspect the estate with Danny Doyle.</p> <p><b>HP</b> requested feedback to come to the panel so reps are kept up to date with initiatives and improvements.</p>	<p><b>DS</b></p> <p><b>DS</b></p> <p><b>DS</b></p>
12	<b>ANY OTHER BUSINESS</b>	
12.1	<p><b><u>Highways Proposal to the Finsbury Estate</u></b>  <b>SH</b> advised that highways have put forward a proposal to narrow St. Johns Street and change the boundary of the estate. However, the grass and railing in question gives security to the flats from public in the street.</p> <p><b>SH</b> very concerned that the consultation was not adequate with only 9% of people responding and 6 out of 10 agreeing with the proposals. <b>SH</b> drew up a petition and sent it to Danny Doyle. <b>SH</b> was told it would come to the panel but has not.</p> <p><b>SH</b> asks for clarification on what HFI's responsibilities are with respect to consultation in these matters and what authority highways have to change the boundary of the estate.</p> <p><b>DS</b> advised that the petition was passed to street management so they could respond to the objections. <b>DS</b> to feedback on progress.</p> <p><b>SH</b> will forward a copy of the petition to Andy Jennings, Board and Sub Board.</p>	<p><b>DS</b></p> <p><b>SH</b></p>
12.2	<p><b><u>Puddle at the Triangle Estate</u></b>  <b>BK</b> raised concern about the huge puddle by the shop preventing people from getting passed on the pavement. <b>DS</b> to look into who is responsible.</p>	<b>DS</b>
12.3	<p><b><u>Tables and Chairs on the Pavement</u></b>  <b>BK</b> reported problems with chairs and tables belonging to the coffee bar under</p>	

	Wyclif Court. <b>DSel</b> advised this is an enforcement issue but panel felt that it is not being enforced.	~
12.4	<b><u>Tenant Compact Bids</u></b> <b>HC</b> advised that the Clerkenwell Panel had decided that bids for parking and garages would not be agreed. <b>HC</b> made the point that the tenant compact was for all residents and works to garages should come out of the parking income.	~
12.5	<b><u>Bus Stop on St Johns Street</u></b> <b>GW</b> still concerned about the bus stop being taken away on St Johns Street as this leaves a big gap.	~
12.6	<b><u>Date of Next Meeting</u></b> The next meeting will take place on Thursday 16 <sup>th</sup> March 2006, 7pm.	~

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