



	<p>ensure that consultation for tenant compact works is regularised and effective communication does take place with the TRA.</p> <p>g. <b>UO</b> advised that St Lukes' residents still hadn't been told when the works would start. There were lots of rumours circulating. <b>IF</b> felt that this was embarrassing for the TRA as they were unable to feedback anything positive to residents. <b>DG</b> agreed that if residents weren't provided with information, rumours might start. <b>DG</b> to raise this with John Phillips.</p> <p>h. <b>UO</b> to come to the housing office to collect some ASB fridge magnets.</p> <p>i. <b>DU</b> asked what was the percentage of affordable homes in new developments? <b>MC</b> to find out.</p>	<p><b>DG</b></p> <p><b>UO</b></p> <p><b>MC</b></p>
<b>2</b>	<b>ESTATE RECYCLING UPDATE – NICOLE MEDCALF</b>	
2.1	<p><b><u>Background</u></b></p> <p>a. <b>NM</b> thanked the panel for inviting her to the meeting.</p> <p>b. <b>NM</b> advised what sort of things could be recycled and showed graphs highlighting the huge increase in estate recycling from Aug 05 to Aug 06. This had made a big impact on the borough wide recycling figures.</p> <p>c. Plastic bags could not be recycled as yet.</p> <p>d. <b>NM</b> informed the panel about the number of different schemes and advised how the recycling was collected and sorted.</p>	~
2.2	<p><b><u>Residents' Queries</u></b></p> <p>a. The panel discussed issues with recycling and the problems with people dumping on the estates.</p> <p>b. <b>IF</b> was concerned about the recycling bins on Bath Street, St Lukes Estate, which had become a rubbish dump. <b>IF</b> advised that there was a better place further down the road. <b>NM</b> to look into this.</p> <p>c. <b>NM</b> stressed that if rubbish was being dumped, residents should report this to Contact Islington on 020 7527 2000 so enforcement officers could investigate.</p> <p>d. <b>SR</b> advised that the bins at the Triangle were well sited and were used properly however they did get overloaded. <b>SR</b> felt that more checks should be raised by the Council rather than relying on residents to report problems. <b>NM</b> to look into getting more collections or more bins.</p> <p>e. <b>DU</b> felt that there would be a better response from Pleydell Estate residents if the estate had their own bins rather than having to walk to Bath Street.</p> <p>f. <b>NM</b> advised that because of noise nuisance, there had been more requests for co-mingled bins as the sounds of bottles was dampened by the other materials. <b>NM</b> advised that they currently had a backlog as they had run out of stock.</p> <p>g. <b>NM</b> advised that if anyone had any queries they could contact her on 020 7527 4934 or email <a href="mailto:nicole.medcalf@islington.gov.uk">nicole.medcalf@islington.gov.uk</a>.</p> <p>h. <b>HC</b> concerned that when calling Contact Islington to make a complaint about recycling, they wouldn't put her through and would only take a message. <b>NM</b> advised that because there were a number of people dealing with a large number of schemes, it was better to leave the details and these were sent to the team as an e-shot so the right person could respond to it.</p>	<p><b>NM</b></p> <p><b>Panel</b></p> <p><b>NM</b></p> <p><b>Panel</b></p>

<b>3</b>	<b>PETITION FROM PEREGRINE HOUSE RESIDENTS AGAINST LEVEL 3 (INFORMATION)</b>	
3.1	<p><b><u>Petition</u></b></p> <p>a. There were no residents from Peregrine House present at the meeting. The panel noted the petition.</p>	~
<b>5</b>	<b>RESTRUCTURING OF THE AREA HOUSING OFFICES (CONSULTATION)</b>	
5.1	<p><b><u>Introduction</u></b></p> <p>a. <b>DG</b> introduced the report and advised that following the last panel, Board agreed the restructure from six to four offices.</p> <p>b. <b>SB</b> left the meeting, which meant that the panel was non quorate. The panel acknowledged that because of this they could only make comments and not make any decisions.</p> <p>c. <b>DG</b> went through the report and requested comments on the restructure, the ward alignment, the names of the offices and the resident involvement structure.</p>	~
5.2	<p><b><u>Proposed Structure and Benefits</u></b></p> <p>a. <b>UO</b> welcomed the work being done regarding new tenancies. <b>UO</b> and <b>DU</b> felt that new tenants should be given specific information such as how to work the boiler, where to put rubbish etc.</p> <p>b. <b>HC</b> reiterated that the panel had been against the incentive scheme.</p> <p>c. <b>HC</b> was concerned that if the reception dealt with all enquiries, the queue would lengthen and waiting times increase.</p> <p>d. <b>HC</b> queried the costings for an increase in home visits and asked how this compared to keeping the two offices open. <b>DG</b> felt that the cost implications for home visits were negligible. Staff were already in place and <b>DG</b> did not feel there would be a huge increase in the uptake.</p> <p>e. The panel did not make any other suggestions for service improvement.</p>	~
5.3	<p><b><u>Residents Consultation and Ward Alignment</u></b></p> <p>a. <b>HC</b> was concerned that the reorganisation would lead to centralisation of services. <b>HC</b> felt that there would always be someone who would lose out and was concerned about the residents who would have to walk long distances.</p> <p>b. There panel refused to choose a preferred option. They restated their opposition to the closures as stated at the previous meeting.</p>	~
5.4	<p><b><u>Names Of Offices</u></b></p> <p>a. The panel noted this section of the report. No comments were made.</p>	~
5.5	<p><b><u>Resident Involvement Structure</u></b></p> <p>a. <b>HC</b> queried how the tenant compact budget would be split and whether this would be by the number of residents in the area. <b>HC</b> concerned that this would cause problems.</p> <p>b. <b>DG</b> advised that there was already a difference in properties and tenant compact allocation.</p> <p>c. The panel felt that the issue needed discussion and further information on how the tenant compact could work.</p>	~

	d. <b>UO</b> felt that because Central Street was the least affected area, the other panels should make the decision on area housing meetings. The panel agreed they were happy to go along with the other area's preferred choice.	~
<b>6</b>	<b>DECENT COMMUNITIES STRATEGY (CONSULTATION)</b>	
6.1	<b><u>Introduction</u></b> a. <b>DG</b> advised that HFI was developing a decent communities strategy to compliment work on decent homes. b. <b>DG</b> then went through the five themes of the strategy and asked the panel for comments	~
6.2	<b><u>Residents' Comments</u></b> a. <b>HC</b> 's biggest concern was a lack of meeting spaces. <b>HC</b> felt this was important to sustain communities and was concerned that many spaces were either sold off or held by the Valuation Department. b. The panel agreed that meeting spaces were important in keeping communities together. c. <b>HC</b> suggested that more time be given to TRAs to consult with their committees so representatives were able to get residents views before coming to the panel. d. <b>DG</b> confirmed that the strategy would come back to the panel in much more detail at a later date. e. A suggestion was made that a booklet of local facilities was produced for each area with details of doctors, emergency contacts, services, community groups etc. Laminated poster copies should be given to TRAs to put up on notice boards. f. The panel made no further comments.	~
<b>7</b>	<b>ESTATE SERVICES IMPROVEMENT GROUP (CONSULTATION)</b>	
7.1	<b><u>Estate Services Improvement Group</u></b> a. <b>DG</b> advised that HFI wanted to expand the improvement group. The group would have a direct impact on how HFI shapes its services. b. <b>DG</b> asked for a representative to sit on the group. c. The panel nominated <b>UO</b> to the Central Street representative. d. <b>HC</b> thought that Hugh Partridge may also be interested. <b>MC</b> to contact Hugh to see if he would also like to be a representative.	<b>MC</b>
<b>8</b>	<b>HFI UPDATE (INFORMATION)</b>	
8.1	<b><u>HFI Update</u></b> a. The panel noted the report.	~
<b>9</b>	<b>DECISION ITEMS CONSIDERED AT BOARD AND SUB BOARDS</b>	
9.1	<b><u>Decision Items</u></b> a. The panel noted the report.	~
<b>10</b>	<b>FORWARD PLAN</b>	
10.1	<b><u>Forward Plan</u></b>	

	a. The panel noted the report.	~
<b>11</b>	<b>CAPITAL PROGRAMME 2006-7 MONITORING 1<sup>ST</sup> QUARTER (INFORMATION)</b>	
11.1	<b><u>Decision Items</u></b> a. The panel noted the report.	~
<b>12</b>	<b>CENTRAL STREET PERFORMANCE UPDATE (INFORMATION)</b>	
12.1	<b><u>July 2006 Performance</u></b> a. <b>DS</b> went through the report highlighting the void turnaround time which had reduced to 21 days in August. b. <b>DS</b> advised that because the office had the lowest rent arrears per tenant, it was proving harder and harder to get more rent in. <b>DS</b> advised that lots of work was being done and he was confident Central Street would start moving up the performance tables. c. <b>DS</b> highlighted the caretaking scores and advised that the office was very good in comparison to other areas. d. <b>DS</b> advised that although the office was in 6 <sup>th</sup> place for July, early results for August showed much improvement.	~
<b>13</b>	<b>ANY OTHER BUSINESS</b>	
13.1	<b><u>TMO Out of Hours Responsibilities</u></b> a. <b>DS</b> to check the MMA and confirm to <b>DU</b> what the Pleydell TMO's out of hours responsibilities were.	<b>DS</b>
13.2	<b><u>Communal Heating</u></b> a. <b>BW</b> asked when the heating was to be turned on. <b>BW</b> advised that it always used to go on in mid September although no one at the office knows when. b. <b>DG</b> advised that this happens each year and the M&E section should be able to advise the offices of the dates. <b>DG</b> to take back. c. <b>BW</b> also advised that the capital programme report refers to King Square as 'Kings Square'. <b>MC</b> to get the project team to amend.	<b>DG</b> <b>MC</b>
13.3	<b><u>Security at the Pleydell Estate</u></b> a. <b>DU</b> reported problems with residents letting people in and junk mail being delivered. <b>DU</b> didn't think that there were enough cameras on the estate and was concerned that concierge staff had been caught sleeping and reading the paper. b. <b>DS</b> advised he was having meetings with all estates and asked that any problems were reported with times and dates so these could be raised with the contractor.	<b>DU</b>
15.3	<b><u>Date of Next Meeting</u></b> The next meeting will take place on <b>Thursday 16<sup>th</sup> November 2006 at 7pm.</b>	~