

Notes of Holland Walk Area Housing Panel 16 May 2007

Present

A Statters	Bowerman Court
Mr King	Hilldrop Crescent TRA
Phillip Boothby	Holly Park TRA, Associate Director
Richard Fadoju	Hornsey Rise & MM
Justine Gordon-Smith	Ilex House TRA
Thomas Cooper	Lower Hilldrop CRA
Ron Ranger	Lower Hilldrop CRA
John Slaughter	Moelwyn Hughes TRA
Patricia Evangelou	New Orleans TRA
Sue Bineham	Wedmore TRA
Chris Graham	1 in 1000 Rep
Ron Vince	1 in 1000 Rep
Eileen Avis	1 in 1000 Rep, Associate Director
Arthur Perry	Disabled Rep
Cllr Wally Burgess	St George's Ward
Cllr Tracy Ismail	St George's Ward
Cllr David Hulls	Tollington Ward
David Selo	HFI Director of Resources
Garry Bates	Senior Area Housing Manager
Liza Durrant	Community & Service Development Officer

Apologies

Cllr Andrew Cornwell
 Cllr Janet Burgess
 Cllr Ursula Woolley
 Cllr West
 Cllr Foxsmith

Judith Williamson Brecknock TRA

ITEM	Matter raised	Action
1.0	Introductions	
	Introductions were made. Panel agreed to David Selo acting as Chair until the consultative panel items.	
2.0	Previous Minutes (Holland Walk and Isledon Road)	
2.1	Sue Bineham to be added to attendees list from last panel.	
2.2	2.7 As far as Housing Office is aware no issue has been raised with any Cllr regarding the Estate Security budget.	

<p>2.3</p> <p>2.4</p> <p>2.5</p> <p>2.6</p> <p>2.7</p>	<p>5.2.9 LD did raise this with the Service Development Team. The resident involvement strategy proposal was agreed by the board with some amendments. The new amended version has yet to be circulated. LD to raise request with team and will endeavour to have a response by the next panel.</p> <p>5.2.11 ‘Customer’ should be written as ‘tenants’</p> <p>Isledon Road Minutes</p> <p>2.3 This point was lost in the minutes. Panel member recommended that HFI news should draw attention to the mechanisms of the area housing panels and advertise the positions of 1 in 1000 reps. David Selo oversees the newsletter and agreed that it was a very good suggestion for the next election.</p> <p>Phil Kelly’s name is mentioned twice in the attendees list.</p> <p>A request for information on Isledon Roads TC allocations 07/08 was made. LD to provide at next Elthorne sub panel. It was noted that the timings of the Isledon TC process were inappropriate, the papers were sent out on the 22nd Dec. Issue to be taken to the Projects Team</p>	<p>LD</p> <p>LD</p>
<p>3.0</p>	<p>Local Issues – Petitions</p>	
<p>3.1</p> <p>3.1.1</p> <p>3.1.2</p> <p>3.2</p>	<p>One petition was brought to the panel. These were</p> <ul style="list-style-type: none"> • Wedmore Estate – Regarding the renewal of Kitchens and bathrooms and a request to bring forward the programme from the proposed 2010 date. The matter was referred to the projects Team to respond to. The Projects team gave explanation as to why Wedmore are not due until this time, HFI currently are on target for the decent homes standard and have achieved this by carrying the works out in line with 7 year cyclical programme. Wedmore last had cyclical repairs in 2003/04 and therefore has been scheduled for 2010/11. The Team requested the panel to agree to maintain the existing seven year cycle maintenance programme and close the petition. The petition remains open <p>The TRA rep asked for clarification on what is meant by cyclical works and asked for more clarity and transparency on how these decisions were reached. The estate is one of the oldest and the kitchens and bathrooms are 37 years old.</p> <p>One panel member requested that the panel support the petition and request further information. Panel unanimously agreed. LD to arrange local sub panel and invite Projects team to come and respond to questions.</p> <p>Update on open Petitions</p>	<p>LD</p>

	An update was given on Leith House, Leyden Mansions, Weatherbury House and Longley House.	
4.0	Allocation of Surplus Estate Security Budget £3295	
4.1	Two proposals were sent in advance of the meeting for: Hollins & McCall - funding towards an Arsenal Football Coaching scheme due to take place. Funds are needs towards the cost of a floodlight for the pitch.	
4.1.2	New Orleans – funding needed to help prevent drug taking and ASB in childrens play area. Tasking request to be put forward for this proposal with no costs attached.	
4.2	Two more proposals were added at the meeting for the Ilex House CCTV camera. Although funding was obtained previously this only covered the cost of the software and not the camera.	
4.2.1	Holly Park/Ivy Hall CC – Computer school just started and scanners are needed. With the office closures there may be spare equipment available. GB to enquire further and let TRA know if this is possible.	
4.3	Panel asked to vote on the proposal that came in advance of meeting. Panel voted in favour of Hollins and McCall receiving funds.	
5.0	HFI Consultation Items	
5.1	Report 1 – Consultative Panels Elections This report is for information. DS took panel through report Nominations were given for each seat and votes taken. Chair – Justine Gordon-Smith Vice-Chair – John Slaughter Associate Director – Eileen Avis 1 in 1000 – Ron Vince 1 in 1000 – Eileen Avis 1 in 1000 – Chris Graham Disabled Rep – Arthur Perry Elections concluded. Justine Gordon-smith assumed position of chair	
5.2	Report 2 –The Respect Standard for Housing Management This report is for consultation. DS took panel through report	
5.2.1	General comments	
5.2.2	There was a long discussion on the report. Overall the panel welcomed the report. General consensus of the panel was that the priorities are about engaging with youths (7.6) and further development of ASB Team	

	and Out of Hours (7.3 & 7.4). Panel want local ASB teams and service delivered locally but centralised support and monitoring of service. Consistency of service must be maintained.	
5.2.3	(7.5) there was some concern of enforcement of fixed penalties on vulnerable people. Panel wanted to know who would be giving out fixed penalties and what or how much they would be exactly. Panel member asked if there would be two different levels of policing to those that lived on estates and those in street properties and where was funding coming from for street properties. There was a long discussion on the policing of the proposal. Panel asked for clarity and feedback on where revenue will be coming from e.g. HRA.	
5.2.4	Consideration is needed on use of mosquito alarms (7.7) as they may cause long term damage and apparently infringe on human rights. Panel requested more information on this equipment.	
5.2.5	GB clarified that at Holland Walk there are two ASB officers dealing with two separate wards and there is a specialised team leader at each office.	
5.2.6	GB agreed that consistency of service is a priority for HFI and are currently interviewing for an ASB Coordinator who will review applications and IT systems in place to identify trends. HFI are aware that communication needs to be improved between ASB teams and tenants.	
5.3	Report 3 – Review of Tenants Compact This report is for consultation. DS took panel through the report	
5.3.1	5.2 Panel agree to (a) split budget evenly	
5.3.2	7.1a) Panel unanimously agree to having minority of leaseholders on TRA	
5.3.3	One panel member expressed concern over the TC process and stated that it needs to be more thorough and sophisticated to ensure that people get what they want. Quotes should come back earlier and more time should be given to consultation procedure. Comments to be taken back to the Projects Team.	
5.3.4	One panel member had previously requested the tenant compact document but had yet to receive. A revised Tenants Compact is to be distributed to all residents once completed.	
5.4	Report 4 – 6 Monthly complaints monitoring (Oct 06- March 07) This report is for information only. Panel note report	
5.5	Report 5 – Decision Items considered at Board This report is for information only. Panel note report	
5.5.1	Risk management – It was noted that there was no mention on weather	

	<p>or climate change on the risk register. Subsidence caused by extreme weather conditions is an enormous risk to HFI. DS did confirm that climate change does come under sustainability. The register is reviewed quarterly and DS assured panel that comments will be taken on board.</p>	
5.5.2	<p>Proposal made that HFI minimise waste and change the headed paper so only a small logo is used and not the big banner. Unanimously agreed. Comment to be taken back to Governance team. On a local level CSDO to start using back and white photocopies rather than colour.</p>	
5.6	<p>Report 6 – HFI Update This report is for information only. Panel note report</p>	
5.7	<p>Report 7 – Forward Plan This report is for information only. Panel note report</p>	
5.8	<p>Report 8 - 2006/2007 Capital programme – 4th quarter monitoring This report is for information only. Panel note report</p>	
5.8.1	<p>P66 – Holly Park Estate Community Safety schemes PB asked for clarification on the funding allocated for the upgrading of lights to children’s playground. LD to feedback</p>	
5.8.2	<p>JGS asked for information on notice boards that were installed in Ilex House, who commissioned them and where have they gone. LD to feedback.</p>	
6.0	<p>AOB</p>	
	<p>No AOB</p>	
7.0	<p>Date of next Meeting</p>	
	<p>Wednesday 18th July 2007 at 7.15pm</p>	