

Notes of Holland Walk Area Housing Panel January 17th 2006

Present

John Slaughter	Moelwyn Hughes TRA
Mr Ron King	Hilldrop Crescent TRA
Ron Vince	1 in 1000 Rep
Patricia Evangelou	New Orleans TRA
Sonia Bernard	New Orleans TRA
Ron Ranger	Lower Hilldrop CRA
Antonia Romano	Lower Hilldrop CRA
Thomas Cooper	Lower Hilldrop CRA
Sue Bineham	Wedmore Estate
Richard Fadoju	MR & MM TRA
Dot Sanders	MELMERC TRA
Terry Sanders	MELMERC TRA
Cllr Andrew Cornwell	St. George's Ward
Cllr Wally Burgess	St. George's Ward
Cllr Janet Burgess	Junction Ward
Cllr Tracey Ismail	St. George's Ward
John Norman	LBI Planning
Mike Sims	Corporate Secretary
Robert Taylor	Elthorne Community Project
Eileen Avis	Associate Directors, 1 in 1000
Baljit Sheemar	Area Housing Manager HWAHO – HFI
Danny Oyebanjo	Estate Services Manager HWAHO – HFI (Minute taker)

Apologies

Judith Williamson	Brecknock TRA
Beverley Bose	Hollins & McCall TRA
Liza Durrant	HWAHO - HFI
Skevos Loizou	Young People Services

	<p>Item 5.1.8 Wedmore TRA wanted to know the criteria used to programme works.</p> <p>BS advised that priority was given to estates in poorer condition. . Surveys were carried out to identify which estate works should commence.</p> <p>MS advised the panel that information is available on the HFI website, on Getting it Right on line, which would give further explanation on the methodology used in carrying out works. MS suggested producing a document which is a simplified guide to HFI methodology in relation to decent homes and why any block is programmed in advance of another. MS to forward to LD for distribution prior to next AHP.</p> <p>Item 5.1.9 Panel would like clarity if proper consultation was carried out because it is felt that Wedmore was neglected in the last refurbishment early 1970.</p> <p>BS advised the panel that Grovedale is not included as the works have already commenced/due to start on Turpin and Levison Way. Panel member commended the Kitchen programme going on in Levison Way. All residents have expressed their appreciation.</p> <p>Item 5.2.5 Panel wanted to know what action was being taken against under-performing caretakers. BS advised this is local issue and would need to be discussed at sub-panel meeting. Cllr AC would like feedback on caretaking service to be provided at that meeting.</p> <p>Cllr AC expressed a view that for future meetings that a summary sheet is produced and sent out with the pack, this should summarise all action points, which will speed up the meeting in future. Panel agreed to this.</p>	<p>MS/LD</p> <p>LD</p> <p>DO/LD</p> <p>LD</p>
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4.0	Local issues – Petitions	
	<p>Resident of Louis White House</p> <ul style="list-style-type: none"> BS reported to the panel about a further incident on 03.01.07 and Tasking request made for a month to monitor the area from 08.01.07. The Petition to remain open. The panel accepted the update on this report <p>A petition was brought to the panel. This was:</p> <ul style="list-style-type: none"> Petition of Residents of Highcroft Estate, Marie Lloyd Gardens and Lochbie Mansions Residents – Regarding the residents unhappiness that the temporary caretaker for their estate was not successful in getting the permanent position. It was confirmed that the caretaker was offered a permanent position. The petition has been closed. The panel accepted the findings of this report. Cllr AN sought clarity whether all the residents named on the petition had been written to. BS advised that the response would have gone to the lead petitioner and agreed to arrange for the other named persons to be sent a copy of the response. 	LD
5.0	Consultative panel Reports	
5.1	Report 1 - Rent Review	
	<p>This report is for consultation and MS took the panel through the report.</p> <p>General comments</p> <p>The panel expressed concern over the rent increase proposed on the garages. Further concern about who used the garages and if they were paid for (specific issue at Hilldrop Lane – which BS would investigate further).</p> <p>The panel felt it was odd to increase the charges for garages/parking in relation to the disparity of parking in the borough. The panel felt that if the council was increasing charges over inflation this could cause wide spread problems all over the borough. There was also some concern expressed around affordability for those in receipt of housing benefit. MS to feedback.</p> <p>Cllr AC want to know what HFI was doing in relation to H & S issues in concern to garages. BS responded saying that we would be looking into bringing garages back into use via funding such as invest to save scheme.</p>	BS MS
5.2	Report 2 - Packington Estate Update	
	This report is for information only. Panel note the report.	
5.3	Report 3 – Consultative Panel Tenants Compact and Estate Security 2007/08	
	<p>This report is for consultation and MS took the panel through the report.</p> <p>The panel agreed to the sub panels prioritising the allocation of TC</p>	

	<p>schemes at the next sub panel meetings (Whittington on 20/02 and Elthorne on 22/02. This would then be ratified at the beginning of the next AHP meeting in March.</p> <p>MS advised the panel to note point 2.2 and 2.3 and advised that this was the last AHP of the current members and further TRA's from Tollington Ward will be in attendance from March.</p> <p>The panel expressed that the CS budget should be top sliced to allow for more funding to be spent on Tree Maintenance which will then allow for the CS works such as lighting enhancements to be more effective. This could be an increase in Tree Maintenance Budget or the Ad Hoc HW Budget. MS will feed this suggestion back and also discuss the viability of this and the tree programme being reduced from 5 years to 3 years.</p> <p>BS advised that there was still £5750 available to spend in the TC budget for estate security for the current financial year to go towards Youth Provision. BS had obtained some suggestions for the spend from Skevos Loizou. The matter was then put into a vote:</p> <ol style="list-style-type: none"> (1) A pot of money to be used by play and youth clubs to purchase equipment. (Protocol and processes to be agreed). (1 in favour) (2) To commission Access to Sports to continue the sports work in McCall House (4 in favour) (3) Some panel members suggested split the funds amongst the 2 projects listed above. (2 in favour) <p>It was decided that the funds would go to continuing the Access to Sports at McCall House.</p> <p>Cllr TI reported there was no youth provision for the McCall House and this would be very beneficial to the youngsters.</p> <p>LHDRP TRA sought clarity that the door entry systems at Kimble House and Dalmeny were still going in this financial year. BS confirmed that the work would take place in this financial year.</p>	<p>MS</p>
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5.4	Report 4 - Tenant & Leaseholder Satisfaction Surveys	
	<p>This report is for information only. Panel note the report.</p> <p>Panel sought clarity on the frequency of this survey and also the cost of the survey. Panel would like the results of the survey to be published and methodology of carrying out survey. BS to feedback.</p>	LD
5.5	Report 5 – Disposal of Land Managed by HFI	
	This report is for information only. Panel note the report.	
5.6	Report 6 – Consultative Panel restructuring	
	This report is for information only. Panel note the report.	
5.7	Report 7 – Decision Items considered at Board meeting on 04/12/06	
	This report is for information only. Panel note the report.	
5.8	Report 8 - Homes for Islington update	
	<p>This report is for information only. Panel note the report.</p> <p>The panel sought clarification whether the Resident Involvement Strategy was separate from the Community Engagement Strategy. The panel was advised that they were 2 different strategies.</p> <p>MS clarified that this report would include any future comments from Panels and would advise on action HFI has taken to incorporate the views expressed from the AHP.</p>	
5.9	Report 9 – Forward Plan for Consultative Panels 2006/07	
	This report is for information only. Panel note the report.	
6.0	A.O.B	
	<p>Wedmore TRA would like to know how effective the work around ASB Orders and ABC's is . Issues in relation to inconsistency across Islington were raised and it was agreed that ASB should be included on the next sub panel meeting agenda for further discussion.</p> <p>LD to find out how the heating is controlled in case it is needed in the future. Some Panel members felt quite cold.</p>	LD LD
7.0	Date of next meeting	
	14 th March 2007	