

## Holland Walk Area Housing Panel

### 8<sup>th</sup> March 2006

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#### Present

John Slaughter	Moelwyn Hughes TA	(Chair)
Michelle Breen	Bowerman Court TRA	
Judith Williamson	Brecknock TRA	
Robert King	Hilldrop Crescent TRA	
Katherine Jones	Hilldrop Crescent TRA	
K Rait	Hillside TRA	
M Hayford	Hillside TRA	
V Hyde	Hillside TRA	
Thomas Cooper	Lower Hilldrop Community RA	
Patricia Evangelou	New Orleans TRA	
Sue Bineham	Wedmore TRA	
Ron Vince	1 in 1000 Rep	
Eileen Avis	Associate Director, Homes for Islington	
John Phillips	Director of Property Services, HFI	
Baljit Sheemar	Area Housing Manager, HWAHO - HFI	
Liza Durrant	Performance & Partnership Officer, HWAHO - HFI	(020 7527 7471)

#### Apologies

Richard Fadoju	Hornsey Rise & Manchester Mansions TRA
Joanne Deutrom	Hornsey Rise & Manchester Mansions TRA

ITEM	Matter raised	Action
<b>1.0</b>	<b>Introductions</b>	
	The panel introduced themselves for the benefit of new panel member, TRA rep Michelle Breen from Bowerman Court TRA	
<b>2.0</b>	<b>Previous Notes</b>	
	Agreed	
<b>3.0</b>	<b>Matters Arising</b>	
<b>3.1</b>	<b>5.0 Allocation of Surplus Estate Security Budget (£5200) 04/05</b> LD confirmed that the basketball hoop for Fairbridge has been quoted at £667. The job to install the hoop has been raised. The remaining £4533 is to be allocated to Girdlestone Youth Project for various items of sports/play equipment (as agreed by panel at Jan 06 meeting). LD to update panel once details are finalised.	
<b>3.2</b>	Some panel reps expressed concerns that the estate security budget should be allocated to more appropriate security issues rather than youth provision. As the panel had already agreed to allocate this years	

	estate security budget (06/07) on youth it was agreed that the matter should be raised when the allocations for 08/09 come around	
<b>4.0</b>	<b>Ratification of tenant Compact</b>	
<b>4.1</b>	The panel were asked to approve the Elthorne and Whittington Tenant Compact schemes selected by the sub groups. The panel voted 12 agreed, 1 abstained. The schemes were ratified.	
<b>4.2</b>	Bowerman Court TRA expressed dissatisfaction that their bids were not selected at the Elthorne sub group. This needs to be raised at the next sub panel in April.	
<b>4.3</b>	Hillside TRA only require one notice board. LD to chase with project team regarding the keys for present notice board or change the lock.	LD
<b>5.0</b>	<b>Council items</b>	
<b>5.1</b>	<b><u>Report 1 - PFI 2 Update</u></b> This report is for information. No discussions. Panel noted report.	
<b>6.0</b>	<b>HFI items</b>	
<b>6.1</b>	<b><u>Report 2 – Decision Items considered at Board and Sub Board.</u></b> This report is for Information. No discussions. Panel noted report.	
<b>6.2</b>	<b><u>Report 3 – HFI Update</u></b> This report is for information.	
<b>6.2.1</b>	3.2.1 Panel asked for clarification on the statement regarding the Modular Management Agreement and TMOs as some considered it an assumption that all TMOs will be covered by a similar arrangement by 2008. JP agreed that maybe the statement should say ‘ the expectation is that all TMOs....’	
<b>6.2.2</b>	3.3.1 Blitz squad. Hilldrop TRA expressed concern that the squad is not effective and there is still an issue of fly tippers in the area. Panel suggested that as a long-term prevention TRA could feedback information to the safer neighbourhood team who would be able to help. Hillside also have ongoing problem of blocked access to Tansley close. LD reminded panel that this issue was brought up at the last Whittington sub panel and that It was agreed that a residents meeting would be arranged once the tenant compact schemes were ratified.	
<b>6.2.3</b>	3.5 Getting it right online, panel felt it was a very informative site.	
<b>6.3</b>	<b><u>Report 4 – Location of Board and Sub-Board Meetings and options for open Forums</u></b> This report is for consultation.	
<b>6.3.1</b>	a) The panel expressed concern that the NCH is an unsafe venue. Its difficult to access and the lighting in the evening is inadequate.	
<b>6.3.2</b>	The panel voted unanimously in favour of supporting a panel member’s proposal that meetings should be held in the Town Hall, as this is the	

	most appropriate central location.	
<b>6.3.3</b>	b) i) The panel broadly support the open forums with the public. The Panel voted unanimously in favour of a proposal whereby the floor should be open to the public for questions at the beginning of all public meetings.	
<b>6.3.4</b>	ii) The panel agree that two meetings should suffice (voted 11 in favour, 1 abstention)	
<b>6.3.5</b>	iii) Some of the panel commented that meeting on a Saturday morning was a good suggestion.	
<b>6.3.6</b>	iv) Panel support 'north' and 'south' meetings	
<b>6.3.7</b>	v) No comments or suggestions made on advertising	
<b>6.4</b>	<b><u>Report 5 – Window Replacement Policy</u></b>	
	This report is for consultation.	
<b>6.4.1</b>	The panel recommended that all window replacements considered under the new policy should be approached with flexibility and the issue should be discussed with all residents groups in advance of work being undertaken so that all alternative materials can be considered. (8 voted in favour of this).	
<b>6.4.2</b>	Some panel members commented that new PVC windows are not a good choice of material as they do not have a long life and the design factor is not considered enough, as they don't always fit in with the 'look' of the estates.	
<b>6.4.3</b>	Panel commented that metal frames are more robust and have lasted for many years and its not the actual frame that's the problem but the windows themselves.	
<b>6.4.5</b>	There were concerns raised of poor workmanship from contractors when fitting new windows.	
<b>6.4.6</b>	JP confirmed that all windows installed are subject to planning regulations and that some buildings have stricter guidelines than others. The issue of PVC has been debated at some length and agreed with the scrutiny panel. Appropriate assessment will take place by the surveyors and energy conservation is also taken into consideration	
<b>6.7</b>	<b><u>Report 6 – 2005/6 Capital Programme – 3<sup>rd</sup> Quarter Monitoring</u></b>	
	The report is for information.	
<b>6.7.1</b>	Panel noted report and asked when the TRAs will be informed of the community safety schemes. BS can now confirm the proposals were in the January papers and included security improvements to New Orleans Estate and Upgrades of all entry doors and landscaping to Dalmeny Avenue/Kimble House.	

<b>6.8</b>	<b><u>Report 7 – major works – Assistance to leaseholders</u></b> This report was for information.	
<b>6.8.1</b>	The panel discussed this report at length. One panel member was at the meeting on the 9 <sup>th</sup> February and noted that the report has no reference to the rate of interest charged on the improvements to be implemented and that HFI are taking 5.5 million from tenants rent to pay for leaseholders concessions.	
<b>6.8.2</b>	Although report is for information only the panel proposed that; Any costs incurred by the provision of service to leaseholders are in no way taken from tenant's rents. 10 members voted in favour of this proposal.	
<b>7.0</b>	<b>AOB</b>	
	No AOB	
<b>8.0</b>	<b>Date of next meeting</b>	
	Wednesday 10 <sup>th</sup> May 2006 at 7.15pm	