

Draft Minutes

Isledon Road Area Housing Panel – Monday, 17th July 2006

Present: Robert Burbidge (Chair), Eamon Mcgoldrick, Phil Boothby, Gill Empson, Des Smith, Marian Spall, Helen Spall, Glen Hurst, Abdul Matin, Tony Brown, Cllr Daniel Hulls, Moulaye Cisse, Garry Bates, Cllr Catherine West with minutes taken by Gareth Evans

Apologies: Cllr. Richard Watts, Cllr Katie Dawson, Cllr. Richard Greening, Cllr. Theresa Debono, Cllr. Philip Kelly, Cllr. Michael O’Sullivan, Cllr Barbara Sidnell, Monica Paris, Chris Graham, Sheila Potter and Maria Lopez

The Chair (Robert Burbidge) opened the meeting at 18.30 and welcomed everyone. Each person present then introduced themselves.

1	Minutes of previous meeting, updated and agreed	
1.2	Performance Indicators – laid around at the meeting Garry Bates presented the performance indicators for May 2006 in a revised format, which was well received by the panel.	
2	Local issues – AOB Marian Spall advised that they were having difficulty in accessing the money agreed for the Andover Community Centre. Tony Brown from Bennett Court advised that a sum of £4,000 had been set aside for the external decoration of the community centre but to date this had not happened. Glen Hurst from Clifton Court & Haden Court TRA advised that they had been promised that the inside of the blocks and the chutes would get a steam clean, but this wasn’t possible inside the blocks as nowhere for the water to run away. GE to arrange for the caretakers to clean down the communal stairs and walls to these blocks Des Smith stated that the lifts at 1 - 69 Clifton Court are continually being soiled. GE to check this out and speak with the caretaker and to make arrangements with the caretakers to check the lifts before they go off duty. Rep from Blackstock estate identified continuing concerns with the fob system for the entryphone doors along with the replacement of estate signage.	GE GE GE GE GE
	It was reported that between 117-123 Holly Park estate	GE

	<p>that the road adjoining Blythwood Road has been damaged by a dustcart. GE to investigate and respond.</p> <p>Residents of Blocks 99-149 and 245-269 Holly Park stated that they received no information or were involved in no consultation prior to the arrival of the workmen on site. GE to establish who is managing these schemes and address the concerns of residents of these blocks</p> <p>Philip Boothby asked when the replacement of entrance doors to individual properties within the blocks at Holly Park was commencing. GE to check with the Area Programme Team and ask that they write to Mr Boothby with the information, copying in the area housing manager.</p> <p>With reference to 99 - 149 Holly Park, inside communal areas painted about a year ago and paint is now peeling off. GE to check with Area Programme Team as to what can be done and provide feedback through the panel.</p> <p>Column lights and bulkhead lights outside the houses at Haden Court are on all the time. Can time clocks or control mechanisms be adjusted/corrected?</p> <p>Some of the chutes at Haden Court were reported as having strong smells coming from them and need to be cleaned. The question was also asked as to why are the paladin bins taken out of the bin chambers and left on grass verges for long periods of time, attracting flies and smells in this hot weather?</p> <p>The panel thought that HFI could do more to promote TRAs. GE to liase with the press department about interviewing a member of a TRA and about providing publicity in next HFI newsletter. The panel also wanted information made available to new residents about which department residents should make contact with if there was no TRA or what they should do if they were interested in forming one. The suggestion was made that perhaps a newsletter to go in all the welcome packs that refers to that TRA. Perhaps get the TRAs to do their own newsletter for inclusion.</p> <p>GE to arrange for someone from recycling to attend the next Consultative panel to provide an update as to progress on various recycling initiatives. It appears that recycling is not currently happening at Ilex House, Holly Park or the Andover estates.</p>	<p>GE</p> <p>GE</p> <p>GE</p> <p>GE</p> <p>GE</p> <p>GE</p> <p>GE</p>
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	Bennett Court won an award of £1,500 in relation to a DEFRA sponsored scheme which was due to be spent on renewing an area of shrubbery. GE to liase with the Quality Assurance Officer to ensure that these works are carried out.	GE
2.1	<p>Petitions</p> <p>The panel heard a petition presented by Abdul Matin from Holly Park TRA in relation to play facilities at Holly Park. Having heard the petition the panel were advised by Abdul Matin that Abdul Matin wanted it minuted that he did not want any monies from the Tenants Compact for 2006/7 to be allocated towards carrying out a feasibility study of the estate in respect of a suitable location for a play facility.</p>	
3	HFI papers	
3.1	<p>Restructuring of Housing Management Services post PFI 2 contract and relocation of Home Ownership - consultation</p> <p>Eamon Mcgoldrick presented the above paper.</p> <p>The panel showed appreciation of the difficulties faced by HFI following the reduction of their management fee by £1.5m, as a result of PFI2.</p> <p>The panel rejected any cuts to front line services as outlined in option B of the report. In respect of option A, panel members expressed particular concerns as to elderly and vulnerable residents who currently use Isledon Road Area Housing Office and what support package would be in place to meet their needs. Eamon Mcgoldrick agreed to look at this further.</p> <p>Councillor West asked that officers note her concerns around the Tollington estates which represented the largest group of estates within the borough. HFI agreed to consider some specific provision to meet the needs of Tollington residents that could be reviewed after implementation.</p>	
3.2	<p>Anti-Social Behaviour Team Update - consultation</p> <p>Eamon Mcgoldrick went through the report and answered issues raised by the panel. The panel considered that the initiative had not been publicised highly enough.</p>	
3.3	Responsive repairs action plan and service priorities for	

	<p>2006/7 - consultation</p> <p>Eamon Mcgoldrick went through the report and answered issues raised by the panel. Among these issues were that the panel felt that on occasions several appointments were made to have the same repair effected and that this was a waste of resource and of residents time.</p>	
3.4	<p>Disposal of land managed by HFI - consultation</p> <p>Eamon Mcgoldrick went through the report; no issues were raised by the panel.</p>	
3.5	<p>Sustainability strategy - consultation</p> <p>Eamon Mcgoldrick went through the report and answered issues raised by the panel. The panel welcomed the report but questioned why tree works on estates did not seem to have the required level of funding for tree works to be carried out.</p>	
3.6	<p>Consultative panel process - information</p> <p>Eamon Mcgoldrick went through the report and answered issues raised by the panel. The panel welcomed the inclusion of the forward plan.</p> <p>The panel noted the report.</p>	
3.7	<p>HFI Just Rewards – Tenant Incentive Scheme – information</p> <p>Eamon Mcgoldrick went through the report and answered issues raised by the panel.</p> <p>The panel noted the report.</p>	
3.8	<p>2005/6 Performance Report - information</p> <p>Eamon Mcgoldrick went through the report.</p> <p>The panel noted the report.</p>	
3.9	<p>Homes for Islington update – information</p> <p>Eamon Mcgoldrick went through the report.</p> <p>The panel noted the report.</p>	
3.10	<p>Decisions items considered at Board Meeting of 20th March 2006 – information</p> <p>Eamon Mcgoldrick went through the report.</p>	

	The panel noted the report.	
4	Date of next meeting – Monday 18th September 2006 at Emmanuel Church, 145 Hornsey Road, London, N7 6DU	