

## Draft Minutes

Isledon Road Area Housing Panel – Monday, 13<sup>th</sup> November 2006

Present: Phil Boothby, Karen Haysman, Ian Griggs, Eileen Avis, Arthur Perry, Chris Graham, Justine Gordon-Smith, Thomas Cooper, Cllr. Richard Watts, Cllr. Barbara Sidnell, Cllr. Michael O’Sullivan, Cllr. Richard Greening, Rosemary Rooney, Andrew Dove, Chrissy Wood, David Sello with minutes taken by Gareth Evans

Apologies: Marian Spall, Theresa Coyle, Des Smith, Helen Spall, Monica Parrish, Cllr. Daniel Hulls, Cllr. Phil Kelly, Cllr. Catherine West, Cllr. Phil Kelly,

1	<p>Welcome and introductions</p> <p>The meeting opened at 18.30. Each person present introduced themselves.</p>	
1.1	<p>Presentation from Rosemary Rooney (Recycling and Waste Minimisation Officer) and Andrew Dove (Recycling and Waste Minimisation Officer) of Waste Management Services at the London Borough of Islington.</p>	
2	<p>Local area papers</p>	
2.1	<p>In the absence of the chair and vice-chair of the area housing panel nominations were received for the chair. Justine Gordon-Smith took the chair for the meeting.</p>	
2.2	<p>Performance Indicators – laid around at the meeting</p> <p>Chrissy Wood went through the performance report for September 2006 to the panel.</p> <p>Phil Boothby congratulated staff at Isledon Road Area Housing Office on the caretaking standard at Holly Park. PB considered that more staff are needed at Holly Park to maintain the 269 units.</p> <p>Chris Graham asked if the performance data relative to repairs was taken from the point of call or when the job is recorded. Gareth Evans to check on this and advise before the next panel meeting.</p> <p>Cllr Barbara Sidnell asked if data relative to anti-social behaviour can be provided through a breakdown of youth related anti-social behaviour and anti-social behaviour carried out by other age ranges. Gareth Evans advised that this issue would need to be taken back to the board of Homes for Islington for the board to make a decision. GE to raise this matter with governance and feedback at the next panel meeting.</p> <p>The panel agreed that the performance report should</p>	<p>GE</p> <p>GE</p>

	include data on the recovery of service charges. Gareth Evans to ascertain if this is possible and to feedback at the next panel meeting.	
2.3	<p>AOB</p> <p>Chris Graham raised a point in relation to sub-letting by leaseholders in as much as would HFI consider producing an information leaflet on this issue. CG would like all properties to receive a leaflet on what leaseholders responsibilities are. Gareth Evans to raise this matter with the Home Ownership Unit and advise at the next panel meeting.</p> <p>Chris Graham raised a point as to how Partners for Improvement were going to recruit members to their housing panel. Gareth Evans to address for the next panel meeting.</p> <p>Phil Boothby raised a point around clarification as to how the 4k allocation was spent at Ivy Hall. Gareth Evans advised that Wesley Jolly (Area Programme Manager) can provide a breakdown on what works were carried out. Gareth Evans to seek clarification from Wesley Jolly for the next meeting.</p> <p>Cllr. Barbara Sidnell suggested that contracts may need to be reviewed and that she would raise this matter at board level. Justine Gordon-Smith asked who within HFI signs off works and in the case of Ivy Hall, who signed off the works? Gareth Evans to seek clarification on this issue for the next meeting.</p> <p>Phil Boothby wanted to pass on his thanks to Garry Bates and his team for the works to the shrubbery at Holly Park. Gareth Evans to pass thanks on.</p>	<p>GE</p> <p>GE</p> <p>GE</p> <p>GE</p> <p>GE</p>
2.4	<p>De-recognition of Stephens Ink Tenants and Residents Association</p> <p>Gareth Evans put de-recognition of the Stephens Ink Tenants and Residents Association to the panel as there has not been an AGM within the last 2 years. Homes for Islington require all TRA's to hold annual general meetings. The proposal had been discussed with the chair of the area housing panel at the pre-meeting. The panel considered that Homes for Islington should write to all residents outlining a proposal for a meeting prior to de-recognition.</p>	<p>GE</p>
3	HFI papers	

3.1	<p>2007/8 to 2010/11 draft Decent Homes Capital Programme</p> <p>David Selo went through the report.</p> <p>Chris Graham asked for clarification as to the level of consultation. David Selo advised that Homes for Islington have a formal process in place to consult with residents on a block by block basis.</p> <p>Cllr. Watts raised a point about windows at Ilex House. Justine Gordon-Smith advised that the Ilex House TRA had carried out a survey of the condition of the windows at Ilex House.</p> <p>Chris Graham asked if the stock condition survey could be made available. David Selo offered to look into this and provide feedback for the next area housing panel. A request was made for Cllr. West to be sent a copy of the stock condition survey, David Selo to look into this.</p> <p>Cllr. Watts asked when the stock condition survey was to be updated. David Selo advised that the stock condition survey is being updated at present.</p> <p>Cllr. Watts asked if Homes for Islington had written to all TRA's on the capital programme. Gareth Evans to seek clarification on this issue and provide feedback.</p> <p>Chris Graham suggested that the recommendations within the report could be questioned because the windows at Ilex House appear to have not been surveyed by Homes for Islington. Gareth Evans to seek clarification on this issue and provide feedback.</p> <p>Cllr. Watts advised the panel that he had numerous complaints from residents on the issue of rising damp at Ringmer, Stubbs and Constable House. Cllr. Watts asked for information on the condition of Sussex Close, Gareth Evans to provide feedback.</p> <p>Cllr. Watts asked why Shaw Court is not included in the programme. Gareth Evans to provide feedback.</p> <p>Justine Gordon-Smith raised a point on the condition of the external cladding at Ilex House and associated dampness.</p> <p>The issue of who within Homes for Islington signs off works was raised. The panel sought clarification from</p>	<p>DS</p> <p>GE</p> <p>GE</p> <p>GE</p> <p>GE</p> <p>GE</p> <p>GE</p>
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	Homes for Islington as to how many Clerk of Works were employed by Homes for Islington and asked how many Homes for Islington were planning to employ. Gareth Evans to provide feedback.	
3.2	<p>Business Plan 2007/8</p> <p>David Selo went through the report.</p> <p>Thomas Cooper pointed out that in relation to 3.4, the conference was run by FITA and not Homes for Islington.</p> <p>The panel asked if Homes for Islington could provide a report on how 3 stars will enable Homes for Islington to build new homes and how Homes for Islington would go about new build. Justine Gordon-Smith asked if Homes for Islington were planning to build luxury homes or council homes. Gareth Evans to provide feedback.</p>	GE
3.3	<p>Consultative Panel restructuring</p> <p>David Selo went through the report.</p> <p>Thomas Cooper raised the point in relation to 3.3 that 16,000 residents had been written to yet there were only three responses recorded within the report. Thomas Copper would like an explanation. Gareth Evans to provide feedback.</p> <p>Chris Graham raised a point around the fact that there are 39,000 households yet only 16,000 were consulted. Chris Graham asked for an explanation. Gareth Evans to provide feedback.</p> <p>Cllr Watts pointed out in relation to page 28, that Bavaria, Ringmer, Hornsey TRA is within the Tollington ward, not the Finsbury Park ward.</p> <p>The panel considered that the proposal be raised when the new structure was in place.</p> <p>The panel consider that their views were being ignored. Gareth Evans to look into this and provide feedback.</p>	<p>GE</p> <p>GE</p>
3.4	<p>Review of Compensation Policy</p> <p>This paper was not presented to the panel.</p>	
3.5	<p>Equality and Diversity Action Plan</p> <p>This paper was not presented to the panel.</p>	

4	Date of next meeting – Monday 8th January 2007 at Emmanuel Church, 145 Hornsey Road, London, N7 6DU	