

Notes of Lyon Street Area Housing Panel 8th January 2007

Present:

Gloria Johnson	(GJ)	Chair
Bill Millett M.B.E.	(BM)	Mackwest TRA
Liz Callopy	(LC)	Sturmer Way, 1 in 1000
Mary Barnard	(MB)	Fairdene Court TRA
George Callopy	(GC)	Sturmer Way
Kathy Daley	(KD)	Poynder Court
Sadie Lambert	(SL)	Lion Court 1 in 1000
Richard Beal	(RB)	Keighley & Staveley TRA
Cllr Lisa Spall	(LS)	Caledonian Ward
Cllr Paul Smith	(PS)	Holloway Ward
Justin Ho	(JH)	M.A.G.P.I. (LBI)
David Selo	(DS)	Director of Resources (HFI)
John Eustace	(JE)	Area Housing Manager (HFI)
Lyn Edwards	(LE)	Area Programme Manager (HFI)
Michael Hooper	(MH)	Assistant Project Officer (HFI)
Lee McDermott	(LM)	Performance & Partnership Officer (HFI)

Apologies:

Kathy Martin	Papworth Gardens 1 in 1000
Pat Crochi	Papworth Gardens
Cllr Paul Convery	Caledonian Ward

ITEM	Matter raised	Action
1.0	Introductions	
	Introductions were made	
2.0	MAGPI – Multi Agency Geographical Panels in Islington	
2.1	JH introduced himself, passed out a handout and explained the work MAGPI carried out and his role within that. JH explained that there were four geographical panels and they were made up of representatives from the Police, Housing, Young Peoples Services, Youth Offending Service, Connexions, Social Services, Greenspace and other partners.	
2.2	JH advised the panel that MAGPI aim to help make Islington a safer and cleaner place to live without fear of crime. To achieve this agencies work in partnership, share information and pool expertise and resources to create and implement practical solutions. JH also advised that there was a limited budget of £21,500 for each panel, which was allocated in a variety of ways to improve areas. Some of the work in the Lyon Street area included Increased Police patrols on Market Road and the installation of signage to combat prostitution, detached youth workers to combat under aged drinking in Barnard Park as well as the use of two mobile CCTV units across the area.	
2.3	JH advised that MAGPI were in the process of setting up a sub group for the Bemerton Estate and that he was currently seeking volunteers to sit on this panel. Anyone interested should contact him directly on 0208 721 3402 or at justin.ho@islington.gov.uk	ALL
2.4	JH went on to take questions from the panel regarding the programme.	
3.0	Previous notes and matters arising	
3.1	<u>Previous notes</u> The panel agreed the previous notes to be an accurate record.	
3.2	<u>Pole Light on Westbourne Estate</u> LM advised the panel that BM's previous suggestion that this light had no power supply was indeed correct and that he had requested a quote for the reinstating the supply from an adjacent light. LM would report back to the panel with a cost for this item.	LM
3.3	<u>Visitors Parking Bays</u> Further to the panel's concerns that arose at the November meeting regarding the misuse of the visitors permit schemes operated across the borough, LM advised the panel that he had sought clarification on this matter and that there was limited recourse available to HFI against people who misuse the scheme.	

	<p>When the schemes were established a definition as to what was or was not considered reasonable use was not included. On this basis, there had only been two occasions across the borough where cars had been removed and the permits revoked. LM advised that this could only be done following a sustained period of monitoring and evidence gathering.</p>	ALL
4.0	Consultation Items	
4.1	<p>DS advised the panel that there were only two consultation items in the January consultation paper and that one of those was an LBI item.</p>	
4.2	<p>Report 1 – Rent Review (LBI) DS informed panel that it had not been a beneficial year for central Government subsidies and went on to advise the panel that the average proposed rent increase will be £3.70 per week (or 5%) from £73.92 to £77.62. The separate charges for heating and hot water would also increase by 5%, in line with rent, and garages and parking spaces would be increased by 4.1%.</p> <p>These equated to increases at the rate of inflation plus 0.5%.</p>	
4.3	Report 3 – Consultative Panel Tenants Compact and Estate Security 2007/08 (HFI)	
4.4	<p>JE advised the panel that a separate meeting would be arranged to discuss Tenant Compact and Estate Security bids. JE suggested the 26th February 2006 as an appropriate date and the panel agreed.</p>	
4.5	<p>The panel asked if the format of the consultation would follow previous years and enquired whether there would be a bus tour of the sites where works were suggested. JE advised that once the bids had been received and assessed we would be in a better position to decide whether a tour or presentation would be more appropriate.</p>	
4.6	<p>JE took the panel through pages five and six of the consultation booklet and explained the funding available. LE and JE made suggestions that areas such as garages and estate railings/ fencing, which had been neglected in recent years, should be considered. JE asked the panel to discuss with their own TRA committees and return suggestions by 15th January 2007 as advised by the projects team in their recent letters to TRAs and TMO's.</p>	
4.7	<p>PS asked if the panel would consider lighting along the pathway adjacent to the railway line from Caledonian Road to Shearling Way as there had been a number of concerns regarding this raised by residents. JE advised that we were not sure if this was housing land but this could be looked into further.</p>	LM/JE

5.0	HFI Information Items	
5.1	Report 2 – Packington Estate Update This report is for information only. Panel noted report	
5.2	Report 4 – Tenant and Leaseholder Satisfaction Surveys. This report is for information only. Panel noted report	
5.3	Report 5 – Disposal of Land Managed by HFI This report is for information only. Panel noted report.	
5.4	Report 6 – Consultative Panel Restructuring This report is for information only. Panel noted report.	
5.5	Report 7 – Decision Items Considered at Board Meeting 4th December 2006. This report is for information only. Panel noted report.	
5.6	Report 8 – Homes for Islington Update This report is for information only. Panel noted report.	
5.7	Report 9 – Forward Plan for Consultative Panels 2006/07 This report is for information only. Panel noted report.	
6.0	Capital Programme Update	
6.1	LE advised that the capitol works programme would be updated and discussed in full at the meeting the panel agreed would take place on the 26 th February 2007.	
6.2	SL expressed her dissatisfaction at housing revenue funds being allocated to the Arsenal Positive Futures Programme, which currently had two schemes running in the borough. DS advised that he was not aware that any housing revenue funds had been provided for this scheme. LE advised that there was currently a bid being put forward to the FA for funding a similar scheme on the Westbourne Estate..	
6.3		
6.4	LE and the panel discussed a number of issues around the Decent Homes Programme and advised the panel that she would be better placed to update the panel in February.	LE
7.0	AOB	
7.1	<u>March Panel Meeting</u> JE suggested that the meeting in March start at 7.00pm as usual but that the meeting itself would not start until 7.30 PM. The idea being that half an hour be allowed for St Mary’s Ward residents to meet with the members of the Lyon Street Panel ahead of the elections for that meeting.	

7.1.1	<p>LS suggested that half an hour may not be enough time and suggested a separate social meeting prior to the March Panel Meeting. JE agreed that this would be preferable but due to the fact there was already a meeting in February it may not be that practical and asked LM to look into the possibility.</p>	LM
7.2	<p><u>Three Star Aspirations</u> BM asked panel if there were plans for HFI to undertake residential developments in the near future. DS advised that at this stage the idea was purely aspirational on HFI's behalf and related more to other three star organisations who were currently considering such programmes.</p>	
7.3	<p><u>Decent Homes</u> Having read through the minutes of the previous meeting SL asked the panel why Papworth Gardens had been selected for new kitchens despite the fact that these kitchens did not meet the thirty-year guideline for replacement under the Decent Homes Programme. LE advised that this was done as they currently did not meet the standard required so therefore needed to be changed. SL asked why her boiler had not been changed when the works were undertaken on Lion court. LE advised that this was a very early pilot that did not include replacement of boilers that would not have ordinarily met the standard criteria. LE will advise SL further on this concerning boiler replacement requirements.</p>	LE
<p>Date of next Meeting</p>		
<p>Monday 26th February 2007 - Tenant Compact Meeting.</p>		