

NOTES OF THE LYON STREET AREA HOUSING PANEL

7pm, Monday 15th May 2006
Westbourne Community Centre

Present:

| | |
|---------------------------------|--|
| Gloria Johnson (GJ) | Bemerton Estate TMO (Chair) |
| Gerorge Collopy (GC) | Sturmer Way |
| Liz Collopy (LC) | Sturmer Way, 1 in 1000 Representative |
| Kathy Martin (KM) | Papworth Gardens, 1 in 1000 Representative |
| Dorothy Sparks (DS) | Papworth Gardens |
| Kathy Daly (KD) | Poynder Court |
| Ernestine Davies (ED) | Lorraine Mansions TRA |
| Mary Barnard (MB) | Fairdene Court TRA |
| Michelle Judd (MJ) | Nailour & Boston TRA |
| Bill Millett, MBE (BM) | Mackwest TRA |
| Richard Beal (RB) | Keighley & Stavely TRA |
| Takae Horton (TH) | Selkirk House |
| R Horton (RH) | Selkirk House |
| Simon Kwong (SK) | Head of Performance & Service Development, HFI |
| John Eustace (JE) | Area Housing Manager, HFI |
| Lyn Edwards (LE) | Project Officer, HFI |
| Morgan Ereku (ME) | Performance and Partnership Officer, HFI (minutes) |

| 1 | APOLOGIES | Action |
|----------|--|--------|
| 1.1 | <u>Apologies were received from:</u> Pat Croci, Yinka Adeniyi, Sadie Lambert and Charley Riley. | |
| 2 | LYON STREET AREA HOUSING PANEL ELECTIONS | |
| 2.1 | Panel members were referred to the report on page 9 of the Consultative Panel Reports covering the panel elections which were to take place during the meeting. All representatives stepped down from their current posts. The panel proceeded to elect the Lyon St panel's Chair, Vice-Chair and 1 in 1000 representatives. The results are listed below: | |
| 2.2 | <i>Chair:</i> Gloria Johnson (7 votes in favour, 0 against, 0 abstentions) <i>Vice Chair:</i> Sadie Lambert (7 votes in favour, 0 against, 0 abstentions) | |

| | | |
|----------|---|--|
| 2.3 | <p><i>1 in 1000 representatives:</i> Kathy Martin, Liz Collopy and Sadie Lambert were all elected as 1 in 1000 representatives. Each received 7 votes in favour, 0 against and 0 abstentions.</p> | |
| 3 | PETITION RECEIVED FROM CAMDEN ESTATE | |
| 3.1 | <p>A petition received from residents of Camden Estate registering residents objection to the suitability of Camden Estate grounds for a site operation was presented to the panel. The site operation had been located on Camden Estate to enable decent homes standards improvements to be carried out on the nearby Fairdene Court.</p> | |
| 3.2 | <p>Having heard the petition the panel concluded that due to the lack of viable alternative sites within the locality the most practicable option was for the site operations to remain on the Camden Estate.</p> | |
| 3.3 | <p>The panel were sympathetic to the concerns of Camden Estate residents and stated the following:</p> <ul style="list-style-type: none"> • It is essential that the improvement works are carried out efficiently to ensure that the site operations do not inconvenience the residents unduly. • Once the improvement works are complete, care must be taken to ensure that Camden Estate's grounds are restored to their former condition, or improved upon. • In this case the short notice provided to Camden Estate residents is unfortunate and wherever possible residents should be informed well in advance of site operations. The panel noted that HFI have apologised in writing to residents about the length of notice and offered a full explanation of the need to locate site operations on Camden Estate. | |
| 4 | MINUTES AND MATTERS ARISING | |
| 4.1 | <p><u>Notes of Last Meeting</u> Agreed as a true and accurate record</p> | |
| 4.2 | <p><u>Matters Arising</u></p> <p>Point 2.2a – due to the extend agenda LE is to arrange for the contractor to attend the July 06 panel meeting. LE</p> <p>Point 2.2b – the panel stated that door-to-door recycling collections were being missed and that a number of residents on Bemerton Estate and Sturmer Way had now decided not to participate in the scheme. ME to obtain further detail from GJ and LC and inform LBI Environment & Regeneration. ME</p> <p>Point 2.2c – ME to ask the Estate Services Co-ordinator to contact Ernestine Davies to discuss whether the cleaning detergent being used on ME</p> | |

| | | |
|----------------------------------|--|--|
| | <p>doors is appropriate.</p> <p>Point 6.1 – The panel were informed that blitz teams are no longer in operation. If blitz teams are utilised again in the future HFI will seek to ensure residents are given appropriate notice.</p> <p>Point 11.1 – Young People Services have been contacted and it seems that a proportion of the estate security budget for 05/06 was withheld from Lumpy Hill due to concerns regarding the governance of the project. At the tenant compact meeting on 22 May 06 the panel will be asked where they wish to allocate the estate security budget for 06/07.</p> | |
| COUNCIL ITEMS | | |
| 5 | RECYCLING UPDATE (for information) | |
| 5.1 | <p>The panel were updated on the doorstep recycling scheme.</p> <p>The service has been progressively introduced over six separate phases since July 2005 and has assisted Islington Council in meeting its statutory recycling and composting target of 18%.</p> <p>The panel note the report.</p> | |
| HOMES FOR ISLINGTON ITEMS | | |
| 6 | DECISION ITEMS CONSIDERED AT BOARD AND SUB-BOARDS (for information) | |
| 6.2 | <p>The panel were informed on decision items considered at Board and Sub-Board.</p> <p>On 8 May 06 the Board will consider: strategic performance management; risk management; IDC proposal amendment to financial delegation; community development funding; meeting locations; quarterly business plan objectives monitoring and resident involvement review update.</p> <p>The panel note the report.</p> | |
| 6 | HFI UPDATE (for information) | |
| 6.1 | <p>The panel were updated on current events in HFI.</p> <p>Over the last 10 months over 3000 kitchens and bathrooms have been installed and over £75m has been spent improving Islington's housing stock.</p> <p>The annual fun day organised by Kier Islington is taking place on 2 July 06. Local residents are welcome to attend.</p> <p>The team of eight out-of-hours anti-social behaviour officers are now in operation.</p> | |

| | | |
|-----------|---|--|
| | <p>HFI have improved its gas servicing figures compared with 2004/05. In 05/06 the servicing rate was 99.7%.</p> <p>A new visitor parking scheme has been introduced. Any resident that rents a bay may have a second permit enabling visitors to use the bay.</p> <p>A tenant satisfaction survey is due to be introduced in June 2006.</p> <p>The panel note the report.</p> | |
| 7 | CONSULTATIVE PANEL ELECTIONS (for information) | |
| 7.1 | <p>The panel were referred to the report on Consultative Panel Elections which they had already discussed under item 2.1 (see above).</p> <p>The panel note the report.</p> | |
| 8 | SUSTAINABILITY STRATEGY (for consultation) | |
| 8.1 | <p>The panel were informed about HFI's proposed Sustainability Strategy and asked for comments on 3.8 and 3.9 of the report.</p> <p>The panel agreed to all suggestions in 3.8 and 3.9 and added that the strategy should take into consideration: the desire of residents to have more plants and landscaped areas; the maintenance of green areas; how to reduce problems with pigeons, and; encouraging residents to contribute to the local environment such as by assisting in the formation of gardening clubs.</p> | |
| 9 | PROPOSALS TO MEET DIGITAL SWITCHOVER (for consultation) | |
| 9.1 | <p>The report on the digital switch over was presented to panel members for discussion and consultation.</p> <p>The panel endorsed 1.1 which included HFI proposals to meet the digital switchover and the decisions made by Investment Delivery Committee on the 5th April 06.</p> <p>The panel were informed of the two pilot digital schemes looking at digital aerial/satellite and homechoice options have been assessed by HFI.</p> <p>As Islington is to be one of the last regions to switch to digital so HFI will be able to learn from the experience of other regions before finalising digital switchover arrangements.</p> | |
| 10 | KIER BEST VALUE REVIEW (for information) | |
| 10.1 | <p>The panel were advised that the report provided an update on the progress of the Kier Islington Best Value Review which was completed in February 2006.</p> | |

| | | |
|-----------|--|--|
| | <p>A range of key recommendations have been identified including: the removal of unnecessary bureaucracy; the development of more streamlined systems; and being able to provide a more customer focused service.</p> <p>Following the review Kier Islington and HFI are working in partnership to develop and integrate new ways of working to improve the repairs service.</p> <p>The panel note the report.</p> | |
| 11 | CAPITAL PROGRAMME 2005/06 MONITORING – 4TH QUARTER (for information) | |
| 11.1 | <p>The panel were updated on the latest Capital Programme improvement works in the Lyon Street area.</p> <p>The kitchens and bathroom programme to Bemerton Estate is now complete. 16 adaptations have been identified and are due to be completed by occupational therapy.</p> <p>Decent homes standard improvements have now started on Penn Road and Fairdene court.</p> <p>The panel note the report.</p> | |
| 12 | ANY OTHER BUSINESS | |
| 12.1 | The panel are due to meet on Monday 22 May 06 to finalise Tenant Compact and Estate Securities Budget for 2006/07. | |
| | <p><u>Date of next meeting</u></p> <p>Monday 18 July 2006</p> | |