

Upper St Area Housing Panel 15/5/06

Present	<p>Staff</p> <p>John Phillips – Director of Property Services Seval Halil – Housing Services Manager Chris Donovan – Performance and Partnership</p> <p>Voting Panel Members</p> <p>Pleasant Place – Brian Potter (chair) 1 in a 1000 – Mary Bowman Cluse Court – Marquess Western Isles – Chris Clark Popham – Barbara Coventry (also HFI director) Mersey – Mike Padfield</p> <p>The meeting was quorate</p> <p>Observers</p> <p>Marquess St Paul’s (not yet recognised as TRA) – Andrew Gardner</p> <p>Guests</p> <p>Jane Simmons – Friends of Rosebowl Sgt Mark Rutherford – Safer Neighbourhood police team Naresh Raval Pleasant Place J Padfield Hedingham Close A Tyman – Hedingham Close</p>	
Apologies	1 in a 1000 – Elsa Topping	
Estate Security Budget	<p>This item was taken first in order to allow guests concerned to leave early</p> <p>CD Estate Securities budget is £29,700 which is set aside by each area office for local youth work provision on the grounds that providing constructive supervised play contributes to security.</p> <p>In Upper St this budget has traditionally been divided between the Rosebowl Youth Club and the Canonbury Project who have done a lot of work breaking down the barriers between estates and preventing a re-occurrence of the territorial gang wars of the 80’s along the Essex Road.</p>	

	<p>MO The Canonbury Project works on the New River, Bentham, and Sickert Court areas. The project is about finding ways around the difficulties local youth have in finding and remaining in education and work.</p> <p>JS The Douglas Road residents group became involved in the Rosebowl when they noticed that there was an increase in nuisance on certain nights of the week and that these co-occurred with the nights Rosebowl was not open.</p> <p>Money from the security budget has been important as core funding; the fact that it is granted helps attract other funds. The money is mainly used in work with older kids</p> <p>MR The safer neighbourhood units in the area agree on the importance of the Rosebowl, it forms a key plank in the strategy for tackling youth nuisance in the area. Youth disorder is likely to be one of the highest priorities given to the unit as a result of their consultation exercises.</p> <p>Data confirms that on nights when the Rosebowl is closed nuisance increases.</p> <p>CG Western Isles (Marquess) TRA will be holding their elections soon – officers have to carry out the mandate they are given by members and there is some opposition to the Rosebowl. He suggests that a member of the TRA committee should sit on the police panel.</p> <p>MR It is the panels who identify priorities for the police – local involvement is crucial.</p> <p>Proposal that the security budget was split between Canonbury Project and the Rosebowl in the same proportions as last year put to vote</p> <p>6 votes in favour 1 abstention.</p> <p>The meeting thanked all the people who had taken the trouble to attend in support of the groups and asked that Panel is kept informed of the progress of work monthly reports were decided upon as a mechanism for this.</p>	
Mins of previous panel	<p>Page 2</p> <p>BP pointed out that PFI2 is still not certain to go ahead</p>	

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Panel welcomed the revision of tenancy conditions.

BP showed samples of soundproofing underlay and ceiling material he had spotted at a recent conference - www.soundreduction.co.uk.

Material cost about £200 to insulate a standard from floor and came in different grades. Highly effective.

Samples were passed around and CD undertook to bring them to attention of voids team in case they can be used in flats vulnerable to noise transmission

P5

FITA has arranged for 1 day event on consultation and antisocial behaviour – it will include an open session for chat/questions

A joint meeting of FITA, HFI directors and TRA chairs will follow.

Details will be finalised this week

P6

MB Windows on Wakelin House need replacing

CD In general terms Wakelin House is included in this year's capital works programme. Window replacement is one of the issues, which would be checked. If individual windows need immediate repair they should be reported as usual via HFI Direct

JP The new window replacement policy is to only replace those windows which need it

P8

JP Although it is possible in some circumstances for older or disabled residents to opt out of decent homes work it must be emphasised that this only applies in very exceptional cases.

MB Rumour has it that decent homes work takes over 15

	<p>weeks.</p> <p>JP Estate works generally take less time than street properties as layout of flats is consistent, but each group of properties is different and needs different works. Contractors will discuss plans with residents before work commences.</p> <p>Cluse – When is Cluse Court due for 7 year programmed works and decent homes work. CD will check and inform. (<i>ed note: is in programme for 2009/10</i>)</p> <p>P9</p> <p>Lifts in Wakelin nearly finished – they gave warning of later repairs as requested</p> <p>Meeting about Almorah Community Centre security works happened – project may be more expensive than first though</p> <p>BP Informed Panel that Greenspace had posted notices to say that improvement works were to be carried out to Pleasant Place park for LBI and only consultation involved were meetings on Friday and Saturday lunchtimes. He feels this is inadequate.</p> <p>Expense of employing Groundwork to carry out consultation works for improvements on Channel Island Estate (Sark House) and Cluse Court queried.</p> <p>CD explained that Groundwork were a charity who specialise in this work, all residents are consulted, plans drawn up and costed from their suggestions, then presented to residents and prioritised and adjusted in light of cost and resident reaction. This level of consultation is very time consuming and quite expensive but is in line with previously expressed panel opinion about consulting and involving residents. Referring back to BPs reaction to the style of consultation where prepared plans for Pleasant Place were posted for comments for comments lends weight to argument for more thorough consultation where possible but it costs.</p> <p>Minuets agreed</p>	
Islington Recycling	<p>For info only</p> <p>Panel generally accepted that recycling is laudable and should be given high priority.</p>	

	Mersey Estate now accept need for recycling.	
HFI Board Decisions	<p>BP notes that HFI realise the Decent Homes programme may not be completed on time as they have insured against risk.</p> <p>JP There is always a risk with contracted work – the larger the contract the more that can go wrong. Although work is proceeding to plan there would be financial penalties if it were not completed on time and it is prudent business practice to insure against eventuality. We endeavour to be open and honest about risk and to manage it effectively.</p> <p>BP Pleased to note that a 20 min session of residents question time has been introduced at the start of board meetings</p>	
HFI update	<p>JP Thanks to all residents for co-operation with gas safety checks – nearly 100% of properties checked, only a dozen or so outstanding</p> <p>£750m capital spend achieved 2005/6</p> <p>There will be another resident’s survey in June.</p>	
Panel elections	<p>Most panels are holding their elections in this round of meetings.</p> <p>Last year the Upper St elections were delayed whilst policy of no-one chairing more than one panel was re-considered.</p> <p>Upper St elections will therefore take place Sept/Nov. The resultant officers will hold post for only 9 months, bringing Upper St back into line with the other area offices.</p>	
Sustainability strategy	<p>Noted</p> <p>BP pointed out that 3.8 should read ‘increasing the number of trees on HFI <i>managed</i> land’. HFI do not own it.</p> <p>MP Lamps along Liverpool Road are obstructed by trees growing up around them – planting more trees is all very well but they must be properly maintained.</p> <p>JP agreed</p> <p>AMG experience with Partners properties Decent Homes work indicates a lack of awareness of green issues – will they be taken into account when planning HFI work.</p> <p>JP Yes, double-glazing, cavity fill and roof insulation are</p>	

	installed where practical. There is a green audit of each scheme	
Digital Switchover	<p>JP Pilots have been carried out of different systems in Aubert Court and Stafford Cripps. Resident's opinions are being surveyed on the results.</p> <p>As we will be one of the last areas to be switched we will be able to learn from other borough's experience.</p> <p>BP Does this mean the end of satellite dishes</p> <p>JP Both pilot systems remove need for dishes – that is one of the intentions</p> <p>BP Hopes charges for removal of dishes/repair of damage will be made against culprits, not against whole block.</p>	
Keir Best Value Revue	New working arrangements with Keirs	
Capital Programme	Contains details of completed 05/06 and planned 06/07 works	
AOB	<p>Ms Tynan of 1 Hedingham Close raised issues concerning boiler replacement. –JP promised to contact her on 7354 0339</p> <p>Ms Padfield of Hedingham Close reported that paving blocks in Housing area are being replaced with asphalt – seems to be highways but this is housing land. JP will investigate</p> <p>MB concerned at loss of linen cupboards at Wakelin due to boiler replacement. She will contact CD who will visit with surveyor</p> <p>BP reports that when he visited Highbury Quadrant with independent leaseholder's surveyor on Tuesday he only saw 3 people on site, none in hard hats or work boots and one was drinking beer at 11am. Did not approach or speak to any of them.</p> <p>He checked with contractors who said there were 34 workers on site</p> <p>Cllr Terry Stacey has dates and times</p> <p>CD said he would raise with project team but couldn't comment as he had no idea if any-one should have been</p>	

	<p>on site or what they should have been doing</p> <p><i>(Ed note: Eugena state 34 operatives on site in total – all checked before work for safety equipment. However, at 11am they should all have been hard at work in individual flats.</i></p> <p><i>Alcohol is not tolerated on site during the working day.</i></p> <p><i>If Mr Potter did not speak to individuals, they were not in safety clothes and one was drinking beer what leads him to assume they were site workers?</i></p> <p><i>Eugena Ltd state that no unauthorised people should be on site – all visitors should report to the site office.</i></p> <p>BC Birdbrook House in urgent need of security works</p> <p>CD will take up with Estate services team.</p>	
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