

Upper Street Area Housing Panel Meeting

15th March 2007

Present: Pritpal Chhoker – Boleyn Road Area Housing Manager **(PC)**
 Stephen White – Performance & Partnership Officer **(SW)**
 Jenny Greenfield – Area Programme Manager **(JG)**
 John Phillips – Direct Property Services **(JP)**
 Jon Farrant – Senior Area Housing Manager **(JF)**
 Stan Goulding – Estate Services Manager **(SG)**
 Maura Lea – 1 in 1000 rep **(ML)**
 M Perfitt – Parkview TRA **(MP)**
 V Young – John Kennedy Court TRA **(VY)**
 Cllr Anna Berent – LBI **(Cllr B)**
 Steve Alexander – Seaforth Crescent TRA **(SA)**
 Pat Krouse – Hathersage Court TRA
 Carol Johnson – Burder Close TRA **(CJ)**
 Conrad Giwa – Projects Team **(CG)**
 Doreen Fishlock – Mayville Estate TRA **(DF)**
 Hazel Slark – Aberdeen park & Fieldview Court TRA **(HF)**
 Margaret Johns – Kerridge Court TRA **(MJ)**
 Jessie White – Hawthorne Close TRA **(JW)**
 T. Brown – Bennett Court TRA **(TB)**
 Cahil Julul – HFI **(CJ)**
 Des Smith – Clifton & Haden Court TRA **(DE)**
 Marian Spall – Andover TRA **(MS)**
 Robert Burbridge – Six Acres Estate TRA **(RB)**
 Theresa Coyle – HFI Board Director **(TC)**
 Cllr Barbara Sidnell – LBI **(Cllr S)**
 Claudia Webbe – HFI Board Director **(CW)**
 Chris Donovan – Performance & Partnership Officer **(CD)**

Apologies: Lorna Reid – Highbury Estate TRA

Obersevers: Shingi Njopera – Athenaeum Court
 Marian Spall – Andover TRA
 Barry Law – Hathersage Court TRA
 Brian Potter – Chair of FITA
 Cllr Barbara Smith – LBI
 Cllr Lucy Watt – LBI

Item		Action
1	<p><u>Introductions, welcomes & apologies</u></p> <p>PC – Welcomed everyone to this evenings meeting with a request that introductions are individually made.</p> <p>Attendees introduced themselves individually.</p> <p>CD – For clarification purposes confirmed that voting members of this evenings meeting were:</p> <p>Bennett Court Clifton & Haden Court Andover Estate Six Acres Estate John Kennedy Court Kerridge Court Aberdeen Park & Fieldview Court Parkview 1 in 1000 rep Seaforth Crescent Hathersage Court Burder Close Hawthorne Close & Mayville Estate</p> <p>JP – Highlighted that for the purposes of this meeting, pending elections at the next round of panel meetings, there was a need to elect a chair for this one panel meeting.</p> <p>CJ – Nominated Jessie White (JW) for the position of chair for this meeting. This nomination was seconded by Pat Krouse (PK).</p> <p>JW elected to position of chair unopposed.</p>	
2	<p><u>Consultative Panels – Elections, meeting dates and venues – decision item</u></p> <p>JP – Introduced this report to panel members whilst highlighting the main aspects i.e. whether or not panel wishes to remain as one panel etc.</p> <p>TB – Proposed that panels moved to two panels this was seconded by PK.</p> <p>This proposal was carried unanimously by members of the panel.</p> <p>JP – Highlighted that there is now a need to look at which TRA’s would attend which panel. Proposing that this is done by wards with Mildmay, Highbury East and Cannonbury forming one panel with Finsbury Park</p>	

	<p>and Highbury West forming the other. In addition to this panel also need to agreed dates for futures meetings.</p> <p>JW – As so many members of panel attend other meetings outside of panel meetings would like to look at dates outside of this meeting and in advance of making a decision.</p> <p>RB – Would like to remain with the days/dates and venue agreed as the Isledon Road panel.</p> <p>JP - Agreed that wherever possible meetings of the two panels will be kept to the existing in respect of the day of the week and venue etc.</p>	SG
3	<p><u>Resident Involvement Strategy</u> – consultation item</p> <p>JP – Introduced report to panel highlighting the main aspects.</p> <p>JW – Invited comments from panel members in respect of report.</p> <p>CJ – Thinks that residents get great value for money with the Federation of Islington Tenants Associations (FITA).</p> <p>Cllr S – Concerned regarding the basic statement around training for residents and unsure what it actually means.</p> <p>JF – Unsure of detail but assumes that it means, meeting with residents and creating a more open process to identify training needs.</p> <p>CD – In their new role, Performance & Partnership Officers will be undertaking the duty of meeting with TRA’s to discuss training needs.</p> <p>JW – The resident involvement team use to send out a training brochure to all TRA’s so the training has always been there and this is not new.</p> <p>JF – This is about a more pro-active approach to the training needs of our residents.</p> <p>Cllr S – Concerned that there is no time line around this.</p> <p>JF – This report is an overview, there are finer points to develop and we will be coming back to the panels on this.</p> <p>The following recommendation came from the panel.</p> <p>That TRA’s are involved at stage 1 in regards to major works on estates and any initiative regarding capacity building on estates.</p> <p>Panel agreed this recommendation unanimously.</p>	

	<p>JW – Not happy with phone contact as a way of obtaining residents views.</p> <p>PC – This is proposed as a way of stimulating interest and is only one view. It is proven that people would like to be consulted but cannot always attend meetings.</p> <p>VY – Would like to see training specifically for chairs on how to get residents involved.</p> <p>JW – Suggested that VY contacted FITA.</p>	
4	<p><u>HFI Update</u> – information item</p> <p>JP – Introduced report to panel and there were no questions or comments.</p>	
5	<p><u>Forward Plan</u> – information item</p> <p>JP – Introduced report to panel.</p> <p>JW – When will Churnfield be demolished?</p> <p>JP – Commenced on 15.03.07. Will be soft stripping and asbestos removal first and we will move on from there.</p>	
6	<p><u>Governance Arrangements</u> – consultation item</p> <p>As JW is a member of the Board Robert Burbridge took the position of chair for this agenda item.</p> <p>JP – Introduced report to panel members highlighting the main aspects. Brought to panel members attention the fact that board members were in attendance at this evenings meeting and that they will be taking questions on the report.</p> <p>Cllr S – Recommending that report be taken section by section.</p> <p>JW – Relayed the views of Hawthorne Close TRA, which was that the board and sub boards be retained however they voted against directors getting paid. They also supported the notion of borough-wide elections.</p> <p>Cllr S – Do we know the views of the other panels?</p> <p>JP – Directors were in attendance at other panel meetings so they would know the views of the other panels.</p>	

TC – Reluctant to relay the views of other panels.

At chairs discretion Brian Potter was allowed to address the panel.

BP – As the chair of FITA we propose that we do not pay the directors and that this money is instead paid to TRA chairs. Once you start paying the directors you are taking away the objectivity of that role. FITA were against this unanimously.

DS – Central Government is asking that ALMO's look at this issue.

MS – Andover TRA agreed that Directors should be paid but not at this point as they are closing offices and it would appear as though they are putting the money in their pockets.

CW – The board voted for remuneration but wondered if members have heard why this came up. We are not talking about payments we are talking about remuneration. The reason why board directors are here is to take questions on this issue. Decisions taken are not out of the blue as this is a government initiative. Several directors in the public sector get remuneration; the Metropolitan Police is an example of this.

TB – When you came on to the board was it to get paid?

CW – No, I came on as an interested resident.

TC – I agree with this proposal but will go with whatever the majority of the residents think. Allowances should not start now but at the next round of elections. It should also be remembered that being on the board is a huge amount of work. Every other sector gets an allowance for this kind of work.

BP – It should be just expenses and no allowances.

RB – Proposed that we moved to a vote and panel agreed.

In regards to the sub boards "Option 2" was carried unanimously.

In regards to allowances for board directors **TB** moved that this be rejected. This was put to the vote of panel members and carried with 1 abstention.

In regards to reducing the size of the board, panel voted unanimously for the size of board remaining unchanged.

In regards to the election process, panel voted unanimously in favour of "option 2" i.e. voting borough-wide.

<p>7</p>	<p><u>Capital Programme 2006/07 monitoring – 3rd quarter - information item</u></p> <p>JG – Introduced report to panel. Explained re-organisation of the projects team in view of impending local office changes. Clarified new arrangements with projects that are on site and that are about come on site i.e. current projects remain with current officers who will report back to JG. Confirmed that Tenants Compact spend for 2007/2008 has now being agreed with individual panels. Confirmed that once the programme is out, officers will be contacting individual TRA's.</p> <p>TC – Highlighted recommendation made earlier at this meeting that TRA's are contacted early in regards to major works and sees the onus as being on HFI to ensure that this takes place.</p> <p>JG – Confirmed that this will be taking place.</p>	
<p>8</p>	<p><u>Any other business</u></p> <p>PC – Introduced management structure chart for the new Upper Street office to members of the panel. Highlighted that we will be contacting panel members and TRA's, particularly in the newly adopted areas, about current issues on their estates or in their areas and to introduce ourselves to residents.</p> <p>JW – Can I ask on behalf of the panel, will staff still have the same telephone numbers or will there be a new directory.</p> <p>CD – Some numbers are available now and the remainder should be available within the next week or so.</p> <p>PC – A welcome letter will be delivered soon to all residents, which will provide contact details. Surgeries will also be held locally at the Mayville Community Centre and Durham Road Community Rooms.</p> <p>Surgery details are as follows:</p> <p>Mayville Community Centre</p> <p>Mondays 10.00am to 12.00pm & Thursdays 2.00pm to 4.00pm</p> <p>Durham Road Community Rooms</p> <p>Tuesdays 2.00pm to 4.00pm & Fridays 10.00am to 12.00pm</p>	
	<p>Date on next meeting: To be confirmed</p>	

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