

Minutes of Upper Street Area Housing Panel 10/9/07

Present	<p>Staff</p> <p>John Farrant – Senior Area Housing Manager Pritpal Chhoker – Area Housing Manager Chris Donovan – CSDO Mandy Miller – Housing Services Manager Stan Goulding - Estate Services Jenny Greenfield – Area Programme Manager</p> <p>Guest Speakers Siobhan O’Donnell – Manager Out of Hours Team</p> <p>Panel Members Robert Burbidge – Six Acres TRA and chair Marion Spall – Andover TRA Des Smith – Clifton & Haden TRA T Brown – Bennett Court TRA Bellobono Fabiana – Hood Court TRA</p> <p>Observers H Spall – Andover John Koh – Hood Court</p>	
Apologies	All councillors	
Antisocial Behaviour out of hours team	<p>Siobh(n O’Donnell, manager of the out of hours antisocial behaviour section gave a presentation on the work of her team and answered questions from the panel.</p> <p>The team consists of 10 members, of whom 9 are in post and there is currently on vacancy.</p> <p>As from May the service has run 7 days a week and there are a maximum of 5 team members on duty at a time</p> <p>They work closely with the area housing office and the police, who task them with particular areas of concern. They also carry out general patrols.</p> <p>Andover (particularly around the Sue Davis Memorial football pitch) and Six Acres are currently on the list of ASB ‘hotspots’</p>	

<p>Calls to the antisocial behaviour hotline are diverted to the team after 5pm to ensure they respond to as many calls as possible – overall response rate is currently around 75%</p> <p>Reports of incidents, observations and action taken are available to the area housing office from 9am the next working day. Any major incident is immediately reported to the police.</p> <p>For the purposes of patrol the borough is divided roughly into four. There are 32 current 'hotspots'.</p> <p>The team's remit is about engagement and prevention rather than confrontation. If large groups of youths are observed to gather in one place regularly then youth services will be informed.</p> <p>Andover is not thought to be too bad at moment – although groups of youths do hang around they are prepared to engage.</p> <p>Police have extra powers to move groups on under the new exclusion zone to move on any groups of people gathering and to return under age children out after hours to their parents.</p> <p><i>CD will circulate the map delimiting the zone area and it's conditions</i></p> <p>Out of hours team welcome invitations to attend TRA meetings and events</p> <p>Contact Siobhan.Odonnell@homesforislington.co.uk or Chris Donovan on 0207 527 5379</p> <p>When engaging with youth on the estates the team will always try to make appropriate referrals to youth groups and projects such as the successful LIFE project run by the fire brigade – which helps inculcate responsible behaviour patterns.</p> <p>The team also report any mess through the office to caretakers – for example excrement and drug paraphernalia. They have close links with the caretakers and see their antisocial behaviour reports.</p> <p>The team encourages residents to report incidents and problems through the hotline – this helps build a picture of what is going on and to target resources.</p>
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Hod Court: are there plans to extend the coverage of the team to cover Bank Holidays – Christmas and New Year in particular – residents have suffered considerable problems with extended parties in previous years and neither ASB teams or the noise patrol were working – the police were unable to help.

S O'D Will be looking at coverage, review the statistics for last year and if there is sufficient demand will consider coverage – it is a matter of balancing demand against budgets. Extra cover is already supplied for Bonfire Night

Hood Court – wish it to be recorded as a formal request

Feeling of the meeting was that they agreed and the request was noted as coming from all TRAs represented and from the panel

Andover: ASB is endemic on the estate and increasing. Seldon Dowcra and Falconer are particular foci. Smell of cannabis is sometimes so strong it wafts into non-users flats.

S.O'D Have relatively few calls about Andover, residents can help by reporting incidents – both the police and the ASB O.oT target resources against reported problems. The team has re-located to premises next to the police station on Hornsey Road, which will help liaison with both police and local residents. The Tollington regeneration project is taking nuisance into account when in their plans for the estate – door entry system for Dowcra etc.

Residents should be aware that the team have limited powers. These are due to be extended and members will be issuing dog notices

The new Youth Bus will be working in the area to raise awareness of nuisance issues and help engage youths.

Andover: Drugs often used in the alley behind the Youth club.

S O'D There are currently more reported drug problems on the Six Acres estate. Team have had some success over drug paraphenalia

CD has been asked to ascertain what crime is being committed when residents gather on a stairway to inject legally prescribed

	<p>methadone (as at Followfield) – <i>answer is that police would arrest and investigate legality of drugs and prescription – if they were legal then would follow the public order – behaviour likely to cause distress, angle.</i></p> <p>PC Trying to do what we can – outreach teams are aware. Problems will hopefully be alleviated by new controlled entry systems to be installed – however; these are only effective if residents are vigilant and do not allow strangers into block. We maintain close contact with police and drug agencies.</p> <p>S.O'D The team have no additional legal powers when dealing with drug problems – though co-location with police will help.</p> <p>Crimes should always be reported to police</p> <p>Six Acres: Feels that the funding given to out of hours team would be better used increasing police presence – they do have powers.</p> <p>S.O'D The team have been in existence for 18 months and are now beginning to be able to compare figures against last year and gain some overview.</p> <p>Six Acres: Does team just concentrate on hotspots or do they conduct random walk-throughs</p> <p>S.O'D: Limited resources mean that they concentrate mostly on hot-spots.</p> <p>Haden: Many of the youths congregating on Six Acres and Andover are 'outsiders', not residents</p> <p>S.O'D aware of this, Fyfield and Honeyfield have particular problems – fob entry systems will help. Team do check that fob controlled systems are working properly and report problems.</p> <p>Clifton Court has a known problem with the closing magnets not having sufficient power to prevent people tugging doors open – ways to overcome this are being sought.</p> <p>Andover: on one occasion the ASB car has been seen to pull in behind a group of cannabis smoking youth in the road behind Andover Youth Club late at night rather than tackle them the car just drove off leaving residents having to walk through the</p>
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	<p>group to get home.</p> <p>S.O'D On each occasion the staff have to make a risk assessment. If they feel that the situation is too risky they will report it rather than tackling it. There may also be occasions when they know the youth involved and judge from previous involvement that they will not be able to engage in a useful way. Without further details it is not possible to judge which this was – but it sounds the sort of occasion when the team would inform the police. The team is not a solution to antisocial behaviour – it is only part of a solution.</p> <p>Hood Court: Can you not just issue Antisocial Behaviour Orders.</p> <p>S.O'D Not really. ASBOs are a heavy penalty, which need a high degree of proof. The courts, not HFI, issue them. Attempts at engagement; acceptable behaviour contracts between perpetrators, their parent, police and HFI – where continued mis-behaviour puts tenancy at risk; dispersal zone and other measures must be tried first – if they fail then it is easier to progress to applying to courts for ASBO.</p>
Cripplegate	<p>Gave as presentation about Community Chest funding.</p> <p>£1/2m is available in project grants to residents groups, which have a turnover of less than £100,000 a year.</p> <p>Priority will be given to projects, which bring local groups together, including trust-building etc.</p> <p>Previous projects which have been funded include TRAs, environmental projects, play areas etc – most grants up to £5000 but grants can be given up to £10,000.</p> <p>There are 2 more panel meetings this year – 26th August is next one</p> <p>Cripplegate are happy to talk through projects and funding applications and the CSDOs can assist,</p> <p>Application forms can be downloaded from the net or are obtainable from CSDOs or Cripplegate.</p> <p>There are workshops about funding being run at IVAC on the Holloway Road on 26th October and 5th December</p>

	<p>Groups can only apply once in a financial year.</p> <p>Hood Court: Are projects funded from Community Chest free from leaseholder recharge?</p> <p>There was a discussion and difference of opinion. JG will obtain definitive answer.</p>	
<p>Minutes of last meeting</p>	<p>The attendees from Hood Court had wrong posts attributed and their names were mis-spelled.</p> <p>CD apologised and promised to do better.</p>	
<p>Central reports</p>	<p>1) Under Occupation</p> <p>An information paper which was produced as a result of panels asking for details of LBI policy, This paper sets out the details of the scheme which has been in operation for some time.</p> <p>The only relatively new item is the SMART move scheme.</p> <p>2) Funding Options</p> <p>To allow AHP to discuss options for using the funding currently allocated to FITA if a new service level agreement cannot be reached</p> <p>HFI have been in negotiations with FITA on this point for a year and it looks as if no agreement can be reached</p> <p>The paper looks at options for using the money currently allocated to FITA – members are asked to comment on which items they feel would be most effective in improving resident consultation.</p> <p>There are 6 options:</p> <ol style="list-style-type: none"> 1) Tenant Umbrella 2) To channel funding through the are housing office and give more support to starting up new TRAs – this is an expansion of the Community and Service Development (CSDO) role. 3) Increased direct funding to TRAs – recognising the difficult role that TRAs have in fully representing the wide variety of 	

	<p>residents and opinions on their estates.</p> <p>4) 5) Tenant Forums of different interest groups</p> <p>Six Acres: believes that the discussion is premature – FITA have not refused to sign and are still within their notice period</p> <p>Andover There is an element of sabre rattling about this paper but has a slight preference for combining elements of 4) and 5)</p> <p>Hood Court Likes idea of option 3 but TRAs are volunteer bodies and would need a lot of support</p> <p>General feeling of the meeting was that the discussion was premature and that a more detailed discussion would be needed in the eventuality FITA refuse to sign.</p> <p>2) New Build</p> <p>Paper sets out objectives for process and four new build sites in current round.</p> <p>Six Acres: Who would own new build – LBI or HFI</p> <p>JF Believes that LBI would own and HFI manage. Will find definitive answer for minutes</p> <p>3) Digital Switchover</p> <p>An information paper about plans to cope with the switchover from analogue to digital television signals.</p> <p>It is to be hoped that when block access to digital tv is enables the rash of individual dishes can be removed in accordance with policy.</p> <p>There will be a rental charge of 25p per week and a one off charge to leaseholders of £75</p> <p>Bennett Court: Is that charge fixed?</p> <p>JF Probably, CD will find out and include in minutes</p> <p>Clifton Court: reported that their current reception is poor – SG will report to see if anything can be done</p>
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<p>Haden Will existing cabling be left or be ripped out?</p> <p>JF Probably left.</p> <p>Update on E-Service – an information paper</p> <p>Glen from Haden Court attends meetings. Residents involvement and service level agreements are a priority</p> <p>HFI Update – an information paper</p> <p>Notes that there is a significant improvement in resident satisfaction</p> <p>Hood Court Is estate parking up for discussion?</p> <p>JF The previously discussed paper will be coming back to panels after amendment</p> <p>Hood Court: Not in favour of increased charges for high emission vehicles as it will unfairly penalise the poorer members of the community who tend to drive older vehicles,</p> <p>Papers to the HFI Board – an information paper</p> <p>1st Quarter Monitoring</p> <p>JG The local reports contain more up to date information on the Tenants Compact projects</p> <p>£56 ½ m is scheduled to be spent on capital projects in the Upper St area next year.</p> <p>Haden Court: raised issues about the bicycle stands detailed in report – JG will check what consultation was carried out and will contact rep.</p> <p>Andover railings have not been done as estimate came I over budget – there are projected underspends which should cover this eventually</p> <p>Clifton bid for gate to rubbish area not included. JG spoke to Wesley but the details cannot be found. Will include in projects put forward to absorb any underspends.</p>	
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Local reports	<p>Noted</p> <p>Marion Spall stood down as member of sub Board. Robert Burbidge stood unopposed and was elected to take her place</p>	
AOB	<p>Caretaking on Hood Court not satisfactory, bins are left out, people throw rubbish out of upper floors at them.</p> <p>Residents have to drag the bins into the sheds from the streets.</p> <p>Andover: Are there still additional resources being used on the Andover and if so what are they.</p> <p>SG Yes, will write with details</p> <p>Request for a programme of lift renewals to be brought to next panel.</p> <p>JF Aubert and Newberry are only ones in this years plan – next year’s plan has not been set – will circulate it when t has been</p>	
Date of next meeting	Monday 12 th November	