

	<p style="text-align: center;"><u>Upper Street South Area Housing Panel Meeting</u></p> <p style="text-align: center;">17th September 2009</p>	
	<p>Present: Pritpal Chhoker – Upper Street Area Housing Manager (PC) Doug Goldring – Director of Operations (DS) Winston Morris – Homes for Islington (WM) Virginia Stephens – Homes for Islington (JG) Catherine Curzon – Homes for Islington (CC) Stephen White - Homes for Islington (SW) John Kolm-Murray – London Borough of Islington (JKM) Debra Mitchell – John Kennedy Court (DM) Lorna Reid – Highbury Estate TRA (LR/Chair) Eileen Digby – Western Isles TRA (ED) Carol Johnson – Burder Close TRA (CJ) Noreen Harfield – Western Isles TRA (NH) Phil Stevens – 1 in 1000 (PS) Patrick Schunemann – Park View TRA (PSc) Silvia Salim – Kerridge Court TRA (SS)</p> <p>Guest: Eileen Digby (ED), Alf Digby (AD), D.Hamilton (DH), R.Elderton (RE), J.Simmonds (JE).</p> <p>Apologies: Jessie White, Maura Lea, Colin Rennie, Cllr Jamieson-Ball</p>	
Item		Action
1	<p><u>Minutes of last meeting</u></p> <p>Signage on Highbury Estate</p> <p>WM - Work is still presently outstanding.</p> <p>Kerridge Court</p> <p>SS – Fencing works to front gardens has not yet commenced.</p> <p>WM – Works will be on site shortly.</p>	

	<p>Burder Close</p> <p>CJ – Highlighted amendment to minutes in regards to the amount of lights still to be done.</p> <p>Double Glazing</p> <p>LR – Highlighted contradictory information on this issue in regards to projected savings.</p> <p>Questions from panel</p> <p>Estate Services Efficiencies Review</p> <p>LR – Highlighted confusion on this issue.</p> <p>DG – Advised that reps on this review were elected from panels about three years ago and this may have been where there were distinct offices.</p> <p>LR – Highlighted that question was raised as a result of a rallying call to panels for reps participation and is concerned by the response.</p> <p>DG – Will raise this with Abena and will arrange for clarification on this issue to go out.</p> <p>LR – Would like Abena to honour commitment and invite all TRA reps to these meetings.</p> <p>New Generation Scheme (Caldy Walk)</p> <p>LR – Does not think that the response answers the question.</p> <p>PC – Highlighted HFI’s understanding of the question.</p> <p>LR – Incidents of ASB on Caldly Walk by youths who are re-housed on this block seem to be an issue. Would like to know what support mechanisms are in place where you have a concentration of young single tenancy householders in a block.</p> <p>DG – Not all these households would have support needs. Everyone re-housed has an as assessment. Would be easier to explain support mechanisms in relation to the various re-housing schemes. Undertook to look into this and arrange an update for the panel.</p> <p>Boleyn Road Lights</p> <p>CJ – Clarified situation on this issue and confusion Re: Boleyn Road blocks which are represented by this TRA.</p>	<p>DG</p> <p>DG</p>
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	<p>Confirmed that works should be done in November.</p> <p>Void Performance</p> <p>DG – Confirmed that penalties and deferred incentives have been implemented.</p> <p>LR – Performance is poor and if it continues to be poor what will happen.</p> <p>DG – Ultimately we pay so we can take further action.</p> <p>LR – Has this been invoked.</p> <p>DG – Kiers are aware of the situation and overall performance has improved. Highlighted that Homes for Islington is still in the top quartile in regards to void turnaround performance however performance does still need to improve.</p>	
<p>2</p>	<p><u>Address by John Kolm-Murray – Affordable Warmth Coordinator</u></p> <p>A resume of points covered by John forms an appendix to these minutes.</p> <p>In addition to this highlighted that his post was funded for a year and that he will attending all the panel meetings.</p> <p>CJ – Enquired about the safe and warm grant.</p> <p>JKM – Clarified situation in regards to this grants</p> <p>PS – What is available for the street properties.</p> <p>JKM – There is not enough money to do too much with the street properties. Climate change fund is looking in to what we can do in this respect.</p> <p>PSc – Highlighted condensation problem on his estate and advice given to residents.</p> <p>JKM – Suggesting a possible visit to estate by the Energy Doctor who can be contacted on 08009531221.</p> <p>LR – Thanked John for his attendance at the panel meeting.</p>	

<p>3</p>	<p><u>Petitions</u></p> <p>i) Mildmay Street – <i>petition re: closure of alleyway</i></p> <p>WM – Provided panel with an update on the current situation regarding this matter. Will be establishing contact with residents to advice as to options available to them following confirmation of the status of the alleyway.</p> <p>ii) Kerridge Court – petition now closed</p> <p>iii) Spring Gardens</p> <p>CC – Highlighted situation regarding petition and confirmed that as a result of consultation with residents the proposed works and now in abeyance and may be re-visited.</p> <p>LR – Lives next to this estate and believes that talk of fencing is really dumb idea. Would like to see closer liaison with the local school. It is the responsibility of the school to supervise the youths..</p> <p>PC – Undertook to take this up with the school which HFI have done previously.</p> <p>LR – Would liker to see this done more assertively.</p> <p>PS – Suggesting that a letter be sent to the chair of Governors.</p>	
<p>4</p>	<p><u>Estate Security Budget</u></p> <p>LR – Clarified situation in regards to deferred schemes.</p> <p>Proposed light schemes to Brancaster House, Horsefield House and Eric Fletcher House all agreed.</p> <p>LR – As this leaves a negligible amount cannot see point in committing remaining amount to the youth projects.</p> <p>Following discussions and the matter been placed to a vote, agreed that remaining balance would fund the schemes for Landor Court and Cedar Court.</p>	

<p>5</p>	<p><u>Tenants Compact</u></p> <p>CC – Clarified situation in regards to the Tenants Compact and arrangements for 2010/2011. In regards to the current financial year there is presently about a £200 under-spend. It is hoped and anticipated that by November a more precise update will be available. Plan is to make the tenant compact arrangements between HFI and residents more succinct.</p> <p>LR – Why does it take so long to get costings.</p> <p>CC – Could be contractual or could be down to variations to the scheme.</p> <p>CC – Hoping to agree a date to meet with the panel in December or very early in the New Year where they can agree the tenant compact schemes.</p> <p>LR – Still finds tenants compact information very hard to read. In regards to items agreed in February is there an update.</p> <p>CC – Directed LR to this information on the sheets distributed at the meeting.</p> <p>LR- Highlighted that information does not tell which works have started and that this is the information that panel would really like to have.</p> <p>CC – Undertook to have this included in future reports.</p>	<p>CC</p>
<p>6</p>	<p>Central Reports</p> <p>All reports introduced by Doug Goldring</p> <p>i) Feedback from July 2009 Consultation Items – <i>info item</i></p> <p>Report noted</p> <p>ii) HFI Equality & Diversity Strategy Review – <i>consultation item</i></p> <p>DG – Seeking comments on barriers to receiving services.</p> <p>LR – In regards to the last three years mapping, how has it informed service delivery.</p> <p>DG – In regards to community languages and also in regards rent arrears and specific targeting. There is more but no all details are to hand.</p>	

	<p>iii) Business Plan - <i>consultation item</i></p> <p>DG – We are still in a situation where the management fee is reducing. Clear we need to work on the repairs service.</p> <p>LR – There must be a significant cost associated with repairs and the tendering.</p> <p>DG – There is but to go out in a depressed market may prove to be beneficial. Contract will be reviewed with whoever will be the contractor in November 2010.</p> <p>LR – Further cuts to the bottom of the service would not be welcomed.</p> <p>iv) Cyclical Maintenance Programme – <i>consultation item</i></p> <p>Report noted</p> <p>v) R&M Re-procurement update – <i>consultation item</i></p> <p>Report noted</p> <p>Capital Programme 2009/10 Monitoring 1st Qtr</p> <p>Report noted</p> <p>HFI and Consultative Panel Update</p> <p>Report noted</p> <p>Forward Plan</p> <p>Report noted</p>	
7	<p><u>Performance Indicators & Local Reports</u></p> <p>PC – Presented reports to panel.</p> <p>NH – Highlighted proposed changes to arrangements with resident caretakers. Would like to know the full picture. Will HFI be informing the panels.</p>	

	<p>DG – We are presently in negotiations following an efficiencies review. Had a meeting with Unions yesterday about this issue and when agreements are reached and position is clear panels/residents will be informed. Certain things are agreed and there are other things that we need to consult with residents on.</p> <p>LR – What are the timescales on this.</p> <p>DG – Hopefully by the end of this calendar year.</p>	
9	<p><u>AOB</u></p> <p>None</p>	
	<p style="text-align: center;">Date of next meeting</p> <p style="text-align: center;">19th November 2009</p> <p style="text-align: center;">In</p> <p style="text-align: center;">Committee Room 1, Town Hall</p>	