

Minutes

Minutes of Area 3 Panel held on Tuesday 26th of January 2010 at Shiela Russell Community Centre

PRESENT:

Jan Gay- resident
 Dr.Mahbub Alam
 Pc2160 Bampton
 Pcs0 7589 Fielding
 Jeff Herring - resident
 John Day- Vice Chair
 Carole Donnelly- Nch
 Dermot Loughran- Nch
 Nicky Gaughan- Nch
 Chris Thelen- Nch

APOLOGIES:

1.0 **Welcome, Introductions and Apologies**

The Vice Chair welcomed everyone to the meeting and introductions were made. It was noted the Chair was not present due to his wife being unwell.

2.0 **Minutes of the last meeting and matters arising**

It was confirmed by those present that the minutes of the previous meeting were a true reflection of the last meeting

Matters Arising

(JD) the lorry parked on Wigman Road was still causing an obstruction on the Highway.

Police advised lorry should not be parked on residential street overnight

Action Point- Police to contact Vosa

ACTION

Police

3.0 Forward Planning

It was agreed that this agenda item be refer back to next meeting on 30th of March 2010

Action Point (CD) To ask Cheryl Rawlings to circulate information with the next minutes

CD

4.0 Tenant Involvement Update

(CD) advised Claire Reeves had now left NCH and that DL had replaced her on a temporary basis.

(CD) advised that NCH were reviewing the team structure and how tenant involvement was delievered. The board had challenged the team to engage tenants from a more local perspective with tenant involvement officers helping local communities to empower and make their own decisions

(CD) advised that the Tenant and Leaseholder Resource Centre was recently opened by the Lord Mayor with access to the internet ,printers and other material helpful to local groups and residents

(JD)asked about training and the courses that had been arranged

(CD) Training courses had been set up to help improve people's skills for example public speaking or chairing a meeting. Tenant involvement was all about outcomes and training helped to improve outcomes which benefited local groups and residents

(JD) felt training was really important as it got tenants involved and interested in T.R.A.

5.0 Repairs

(CT)-advised there had been a steady improvement in performance from a figure of 92.70% in April to 94.70% in November in terms of first target

Management Survey –which surveyed 250 residents also reached target – with the lowest score being in the category-How long it took to complete a repair. Although it was the lowest score it was still within target

(CT) advised extra resources had been diverted to the void section to reduce the number of voids, this had a knock on effect on the repairs service

(JD) raised the issue regarding Saville doing Surveys and the fact that residents had not heard anything since the survey and were under the impression that work would commence shortly.

(CT) advised that a lot of the work was Decent Homes work and would have to be programmed. Would contact Alex Dale at the Secure Warm and Modern Group with regard to obtaining specific dates and schedules

Action Point (CT) to email Alex with regard to programme in the area.

6.0 Proposed Environmental Schemes 2010/2011

(NG) advised at the last meeting TRA and members of the Panel were encouraged to come up with ideas regarding Environmental improvement

Because of the bad weather there has been a delay in this process being completed.

Action Point- Cheryll Rawlings to send letters to individual TRA about ideas for the next meeting

(CR)

7.0 Performance in Local Area

- 7.1 **(NC)**Advised that new tenancy visits completed in December were 49- which represented 89%

There was room for improvement in this area and targets had been set for the local Housing staff

- 7.2 With regard to introductory tenancies- 100% 9 months reviews completed.

(NC) further advised that pre termination visits at the moment were not being done, and that there were no abandoned properties during the previous period.

All correspondence had been answered during December and no complaints had been received

(NC) Further advised that there was a big push to try and let garages as the void percentage was currently 36%

There then followed a discussion between the panel regarding garage sites , vandalism and the best approach with regarding to reducing vandalism and increasing garage take up. It was agreed it was a difficult issue to resolve , the expense that the garages can cause and the fact they can attract high level of vandalism.

(PC2160) enquired about the access to funding to increase security and design out crime

Action Point- Cheryll Rawlings- to contact PC 2160 access to funding

8.0 Local Area Round up/ Success Story

- 8.1 (JH) advised that a recent raised bed that had just been assembled was stolen but it had now been replaced and concreted in

(JH) Further advised that the railing on Flamstead Rd had been completed from the central reservation to the bus stop, still awaiting the delivery of 4 new street bins

(JD) advised because of the weather and the time of year things had been quiet-to contact Cheryl for further discussions update

(JC/CR)

(DR MA) mentioned the issue regarding hedges, untidy gardens and dog fouling.

(NC) advised that her team were dealing with such issues when they arise and would take appropriate action.

9.0 Area Committee Update

It was agreed that this agenda item would be passed over until the next meeting

Any other Business

(JH) raised the issue of Cookson Close and was contacting the local councillors and MP regarding the matter.

Action Point- Police to email Zara/ Paul Brown at City Council to ensure Cleaning take place

Action Point- Cheryl Rawling – to ask Street scene to next Meeting in April2010

(NG) would also highlight issue to Patch Manager

Future Meeting Date

AGM – Date Venue