

Minutes

Minutes of Area 3 Panel held on Tuesday 6th April 2010 at Sheila Russell Community Centre

PRESENT:

Clive Thorpe
Margaret Pugsley
Dr. Mahbub Alam
Peter Linfoord
Gerorgina Opoku-Afriyia
Chris Holloway (NCH)
Afzaal Nawaz (NCH)

APOLOGIES:

Sue Stevenson, Geoff Herring, John Day, Jim Hartshorn Property Services

1.0 **Welcome, Introductions and Apologies**

The Chair welcomed everyone to the meeting and introductions were made.

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.

3.0 **Environmental Schemes**

CH advised 5% of Decent Homes is put forward for improving estates in the West area. £300,000 for Aspley and £100,000 for Bilborough. Would like TRA's to put suggestions forward.

CH advised there were three categories that the schemes needed to meet:

1. Make area safer
2. More secure
3. More attractive

ACTION

Examples include fencing areas, converting grassed areas into parking areas etc.

CH advised would like panel to sign off before September so that it can go to Area Committee meeting in September.

CT asked if specific meeting could be held just to discuss environmental schemes. If possible to be held during second week of May. CH to discuss with Cheryl Rawling to send invites out to the reps.

CH

There was a discussion on hard standings. CH to discuss with Paul Stanley because there is a review currently happening on hard standings. Would like clarification because last year was agreed individual hard standing would not be done through environmental schemes.

CH

Panel member highlighted too small areas which could be utilised as parks for young children.

4.0 Garages

CH advised been asked to look at garage sites in the West area. Are trying to get as many garages let as possible.

CH handed panel members a report. The sites identified include:

- 1 – Aspley
- 4 – Billborough

CH stated there had been a big drive in promoting garages, including posters in housing offices, community centres and articles in the newsletter. Have contacted people on the waiting list and they are not interested in these sites.

Panel members raised concerns about disabled tenants who will not have parking places if these sites are demolished. Panel members questioned report in highlighting some sites being in disrepair because they felt they were adequate.

MP highlighted some sites needed further investigation and consultation.

CT highlighted his concerns regarding sites being demolished and turned into parking areas because of the loss of income and the other problems that could develop. Also would like a report on the outcomes. CH to provide update at next meeting.

CH

5.0 Sensitive Lets

CH explained sensitive lets and stated that the Audit Commission identified that NCH had too many properties included in sensitive lets criteria.

CH advised in the West area it is only the Broxtowe estate that is affected by the sensitive lets. CH suggested certain streets to be removed and some to be kept on. In total thirteen streets were identified to be removed.

Panel member highlighted ASB issues on a road that was proposed to be removed off the sensitive lets list. CH advised he will discuss with Housing Patch Manager (HPM) for the area. HPM's can request an area to become a sensitive lets area.

CH

CH advised of suggestion put forward to the Allocation team which has been approved by Broxtowe TRA. Allocation team have access to software which can look at streets to see what ASB there has been over two year period. Also work with Police to identify hotspot areas etc.

CT advised he did not agree with sensitive lets for entire area because it stigmatises the area leading increase in insurance etc. Would like sensitive lets to be lifted and instead proactive action be carried to target families causing ASB.

MP agreed sensitive lets should be localised to individual properties rather than blanket the whole street. If someone has lived next to property which has been associated with ASB and the property becomes vacant then they will not want more issues with ASB.

PL stated blanket sensitive lets would not be required if tougher action was taken on ASB perpetrators.

CH advised if tenancy was a scene of series ASB then there is provision that potential new tenant is vetted more thoroughly.

6.0 Chair / Vice Chair Nominations

CT advised Panel members if they would like to be nominated for the positions of Chairperson or Vice Chairperson to contact Cheryl Rawling or Chris Holloway.

CT nominated himself for Chairperson and advised John wanted to be nominated for Vice Chairperson.

7.0 Performance in Local Area

CH advised feedback from Tenant Service Inspectors was good. Broxtowe was up 2 stars. All other estates are 3 star apart from Bells Lane.

CH advised 6 – 8 cases are going to court in April. Are working closely with Police in terms of tackling drugs issues.

MA asked what could be done regarding dog fouling on pavements etc.

CH advised Police Community Support Officers(PCSO's) can enforce £60 fines. CH advised of dog poover which has been brought because it was identified as a priority in Aspley.

MP advised would like actual figures and not percentages.

7.0 Local Area Round up

Strelley – Green area has been fenced, two drop curbs have been installed, Planter has been installed on park just awaiting dog litter bins.

Denewood Area – Have entered Britain in Bloom competition.

8.0 Aspley Pilot

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

Any other Business

CT advised bins on Strelley Road are not being emptied.

CH to speak to Eastcroft .

Future Meeting Date

AGM – 25th May 2010