

# Minutes

**Minutes of Area Panel 4 held on  
12<sup>th</sup> March 2009 6.00-8.00pm at The Mary Potter Centre**

**Present:** Chris Newton CN Linford Stevens LS  
 Tim Shirley (NCH) TS Colin Bull (NCH) CB  
 Steve Pepper (NCH) SP Andrew Filer (NCH – mins) AF

**Apologies:** Frank Griffiths, Cllr Jones, Sue Haslett

**1.0 Welcome, Introductions & Apologies**

Chris Newton thanked all for attending

**2.0 Minutes from last meeting**

Minutes from last meeting were agreed. Shaun Elliott to contact Frank Griffiths personally with regard to a couple of action points from the last meeting

**3.0 Matters arising**

None

**4.0 Audit reports and implications**

SP started the discussion by outlining the current situation with regard to the report in to the previous allocations procedures. An investigation is being undertaken by the Police with NCC and NCH cooperating fully. SP will make further update when more information is known.

The recent full Audit Commission report shows how far the company has come since then.

CN and LS stated the Allocations report was unfair on NCH as they had only just taken over, and were following all policies and procedures of NCC.

**5.0 Decent Homes Programme (SWARM) and Environmental Schemes 2009/10**

**5.1** TS and CB presented on this to refresh peoples

**Action**

SP

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minds on the SWARM campaign and to look at potential environmental schemes for 2009/10.

- 5.2** The Stock Control Survey initially looked at how much money was needed to invest in this campaign. The NCH working group then decided on the priority of work that was required – Secure, Warm, Modern. A full stock condition survey will be started by Savills in August 2009 to look at what properties in the area require what works. This report will be sent to SP when completed. A full asbestos survey will also be undertaken at this time.
- 5.3** Following the pilot phase in the Clifton area, it was decided (through consultation) to work on a streaming basis rather than the ‘whole house’ approach. This will allow NCH to buy stock in bulk and get economies of scale. It was re-iterated that not all properties will get all the work, with some properties requiring no work at all.
- 5.4** A procurement exercise has taken place to choose contractor partners for the SWARM campaign. A breakdown of which contractor working in the area, along with time scales for each of the streams of work was given (enclosed).
- 5.5** LS asked what was happening with Leaseholders I the campaign.  
TS confirmed no internal works were lined up for leaseholders, but NCH would pass on the details to any leaseholder to our contractors (to allow for the NCH discounted rates) who wanted work to be done, but they would need to meet the costs. Leaseholders will also be required to pay a percentage of any communal work that is being done as set out in their lease.
- 5.6** CN then asked what would happen if there was any money left over at the end of the campaign.  
TS answered that this probably wouldn’t happen, but there are no plans as yet. It could be possible to improve the SWARM standard or maybe offer leaseholders something, but this would need to be looked at as and when this occurred.
- 5.7** TS went on to discuss environmental schemes. The 3 year Area Committee scheme has now come to an end, but it was agreed that this would be extended by a further 2 years. There will also be further

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investment (5% of the Decent Homes investment) put aside by NCH for schemes that will benefit NCH properties (following approval by Area Panels).

**5.8** The amount of money available to each area was determined following the 2006 stock survey. This highlighted Area 4 as a low priority as a lot of regeneration work has been done in the area recently. TS stated the money had then been split equally between the wards, but advised the Area Panel could choose to prioritise one ward if more work is required. All decision for work will need to be agreed by Area Panel before going to Area Committee for approval.

**5.9** All potential schemes will need to justify that they will improve the area by improving security, improving the environment or improve the spaces. Future Area Panel meetings are now being held 2 weeks previous to the Area Committee meetings, so schemes can be approved in a short time scale.

**5.10** SP has put 2 suggestions through already, any new schemes need to be put forward to SP for costing. The 2 schemes already put forward were agreed by the Panel. A short discussion took place where a few parking problems were raised. CB then mentioned about eco-friendly matting that can be used to allow parking on grass areas rather than having to lay concrete slabs. SP also stated any issues raised through estate inspections could be looked at.

**6.0** **Rent increase 2009/10**

**6.1** Cllr Collins announced at the Annual Tenant & Leaseholder Conference in February that rents were going to increase by 5%. Julie Crook (NCH Head of Finance) also did a presentation based on these figures. This figure being lower than the recommended Government increase, but chosen as it was in line with the increase in pensions.

**6.2** Margaret Beckett MP has now made an announcement stating the Government are only recommending an increase of 3.1% due to the current economic climate. NCC are therefore now discussing this further as they will make the final decision. SP will update when he has any further information.

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SP

**7.0 Tenant & Leaseholder liaison issues**

AF gave feedback from the Annual Tenant & Leaseholder Conference and also brought to the attention of the Panel that NCH were going to hold another Get Involved Week w/c 27.7.09. Any ideas of events / activities can be put through the Involvement Team based at Hounds Gate.

**8.0 Performance**

**8.1** A streamlined version of the NCH performance figures (as previously agreed by the Panel) were given as a handout by SP. CN requested the full version to be sent out to him electronically prior to each meeting.

SP

**8.2** SP also mentioned that all estates in Area 4 are now of 3\* standard.

**8.3** SP then informed the Panel that the Radford and Hyson Green Office based at the Mary Potter Centre had received the Office of the Month award for January after mystery shopping by the Tenant Inspector Team.

**9.0 Local area round up and local issues**

CN raised an issue about persistent rubbish being dumped in an alleyway at the top of Birkin Avenue. SP to follow-up and keep CN informed.

SP

**10.0 'You said, we did'**

AF gave a plea for articles to go in NCH News and on the website. Could possibly use the eco-friendly parking idea for the environmental scheme?  
All articles to go through AF.

**11.0 Any other business**

None

**12.0 Future meetings; agenda items, guest speakers**

Next meeting is to be held on Thursday 7<sup>th</sup> May from 6.00 – 8.00pm at the Mary Potter Centre. The main discussion point will be Repairs.

