

NCH AREA 4 PANEL; 7 May 2009

MINUTES OF MEETING

Attendees;

Panel members; Chris Newton (Chair), Sonia Tucker

Elected members; None present

NCC staff; Sue Haslett (Nottingham City Council),

NCH staff; Chris Raynor, Alan Sheldon, Renate Atkinson, Steve Pepper

Apologies; Mr Frank Griffiths, Councillor Jones, Gill Moy, Shaun Elliott, Andrew Filer

Agenda item no.		Action
1	Welcome, introductions and apologies	
2	Minutes of last meeting	
	Agreed as true record.	
3	Matters arising	
	<ul style="list-style-type: none"> • Item 2; as both Mr Griffiths and Shaun Elliott had given their apologies for tonight's meeting it was agreed to defer an outstanding issue until the next meeting. 	SE
	<ul style="list-style-type: none"> • Item 6.2 (rent increase 2009/2010) – on agenda later. 	
	<ul style="list-style-type: none"> • Item 9.0 (fly-tipping at Birkin Avenue) – SP to visit site with CN after meeting. 	SP
4	Repairs (Chris Raynor)	
	<p>£28.5m contract awarded on 7 July 2008. The contract lasts for 5 years with the possibility of a 2 year extension. The focus of the repairs contract is on responsive and planned maintenance with the</p>	

<p>5</p>	<p>onus on transferring as much work as possible onto planned programmes to increase VFM. The 5 contract work areas are;</p> <ul style="list-style-type: none"> • Responsive repairs • Void repairs • Gas servicing • Planned maintenance • Aids and adaptations <p>Repairs Performance; statistics are broken down as per the contract areas above and can be made available at ward level if required. There are 9 months data available from the commencement of the contract in July 2008 until 31 March 2009.</p> <p>Some repairs performance is below target for this period due to;</p> <ul style="list-style-type: none"> • Work outstanding from before contract commenced • New computer system installed • Inspection in November 2008 <p>There are generally high levels of customer satisfaction but we are continually seeking to improve.</p> <p>Homewatch; there is no funding at present for Homewatch - a waiting list of applicants is building up & we are writing to all applicants on the list. It is felt that works under the Secure, Warm & Modern programme (in addition to Smart watering) provide a better deterrent against break-ins. For example, in Broxtowe this programme has led to a significant reduction in burglaries.</p> <p>Rent increase 2009/2010 (Steve Pepper)</p> <p>SP confirmed the following briefing regarding important changes to the rent increase this year;</p> <ul style="list-style-type: none"> • Rent set by NCC each year. • Previously Central Government suggested an increase of 6.4% (all subsidies to be based on this assumed rent increase). • NCC & other LAs lobbied government on tenants behalf but no change. • NCC set rent increase for 2009/2010 to 5% (in line with OAP). Rent increase notices sent out accordingly based on this figure. This was the lowest increase that NCC could set without affecting services. • Feb/March saw a U turn by Central Government 	
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<p>6</p>	<p>with Housing Minister who announced a suggested increase of 3.1%; subsidy to be amended accordingly.</p> <ul style="list-style-type: none"> • NCC to set new rent increase based on central Government's latest recommendation – formal decision to be taken by NCC on 21 April 2009. • New rent to be set for 1 June 2009 – letters to be sent to all tenants in May with revised rental figure. • Service charge element of rents will not be affected. • Arrangements/details for overpayments in April & May to follow. <p>Decent Homes/Secure, Warm, Modern 2010 – 2013 & Environmental Schemes 2009/2010 (Steve Pepper)</p> <p>This item was discussed with Tim Shirley at the last Area 4 Panel meeting and included again for information. SP outlined the programme for each ward in Area 4.</p> <ul style="list-style-type: none"> • ST asked what type of doors were used; SP to confirm details for the next meeting. • ST asked if tenants would receive compensation for any damage caused to decorations etc; SP to confirm at next meeting. <p>Environmentals 2009/2010</p> <p>£46,000 available per ward for 2009/2010. A number of schemes have been proposed already, in particular schemes to tackle parking problems in the area. SP to confirm schemes put to members so far & to arrange further meeting with Sue Haslett. Renate Atkinson raised the possibility of a scheme at Selhurst Court sheltered complex – RA to submit details to SP.</p> <p>Sylvia Tucker asked whether seating could be installed in the park near Radford School – SP or Shaun Elliott to contact Sylvia to discuss.</p>	<p>SP</p> <p>SP</p> <p>SP/SH</p> <p>RA/SP</p> <p>ST/SE/SP</p>
<p>7</p>	<p>Performance (Steve Pepper)</p> <p>There was no performance information available for April 2009; this had been delayed due to end of year statistics being prepared by the Performance Monitoring Team.</p>	<p>SP/SE</p>

8	<p>Chris Newton stressed that wherever possible the performance reports should reflect data specific to Area 4.</p> <p>Panel felt that voids should be the theme of the next performance report; SP to arrange with Bernadette Lawley.</p> <p>Review of Housing Service Delivery & Accommodation Strategy</p> <p>Although no offices were under review in our area SP confirmed that the Southglade Office had closed in March 2009 and consultations were ongoing as to the future of the Bilborough, Lenton and Victoria Centre offices.</p>	<p>SP/SE</p> <p>SP</p>
9	<p>Local area round-up and local issues</p> <ul style="list-style-type: none"> • Sue Haslett advised that a Your choice, your voice event was taking place at Djanogoly on 14 May. • Area 4 Committee on 21 May 2009 includes a report from NDC on work undertaken in the area over the past 9 years. • Forest Fields CCTV proposals; Sue Haslett confirmed that there had been a great deal of local opposition to the scheme & everyone in the affected area had been given a vote (deadline was 5 May). SH to update. 	<p>SH</p>
10	<p>Forward Plan</p> <p>Items for inclusion at next Area 4 meeting include;</p> <ul style="list-style-type: none"> • Environmental schemes • Themed performance meetings 9ie voids at the next meeting) 	
11	<p>Any other business</p> <p>Sue Haslett will be leaving her post as Area 4 Neighbourhood Manager in July 2009. SP thanked Sue on behalf of the Area 4 Panel for her terrific support and all her hard work and assistance she has given NCH.</p>	
12	<p>Venue, time & date of next meeting</p> <p>Thursday 9 July 2009; 6.00 to 8.00pm. Mary Potter Centre, Gregory Boulevard, Hyson Green</p>	