

Minutes

**Minutes of Area Panel 5 held on
20th April 2009 6.30-8.10pm, Winchester Court Community Room**

<u>Present:</u>	Roy Lawson (Chair) -	RL	Keith Bradbury -	KB
	Bill Walters (NCH) -	BW	Tim Shirley (NCH) -	TS
	Dave Bell -	DB	Bob Huskinson -	BH
	Thomas Boakye -	TB	Tony Stubbings -	TS
	Kim De Vergori (NCH) -	KDV	Imogeen Denton (NCC) -	ID
	Eddie Johnson-Flint -	EJF	Jackie Brown -	JB,
	Andrew Filer (NCH – mins) AF		Paul Stanley (NCH) -	PS

Apologies: Councillor Penny Griggs, Chris Langstaff

<u>1.0</u>	Welcome, Introductions & Apologies	Action
	Roy Lawson thanked all for attending	
<u>2.0</u>	Minutes	
<u>2.1</u>	Item 3.0 JB and KB started a discussion on the Spring Clean programme. PS clarified that NCH would work closely with the Panel to organise this.	
<u>2.2</u>	Item 8.0 AF confirmed the 'Hey Great Neighbour' leaflet was distributed to RL for distribution, and that NCH News would be distributed to Sherwood Police station. A talk on Crime and Anti-Social Behaviour has also been planned in for the June meeting.	
<u>3.0</u>	Environmental Schemes 2009/10	
<u>3.1</u>	TS presented on this to refresh peoples minds on the SWARM campaign and to look at potential environmental schemes for 2009/10.	
<u>3.2</u>	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.	

<u>3.3</u>	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.	
<u>3.4</u>	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.	
<u>3.5</u>	TS advised that if any decorative damage was done through the internal works, decorating vouchers were issued to the tenants. KB raised the question that this was not offered when works were done over the digital switch over. TS will feedback to the Panel with an answer.	TS
<u>3.6</u>	RL raised the question as to whether tenants had a choice over a bath or a shower as part of the works. TS confirmed that showers were only fitted under medical need. As part of the initial survey, the team work with occupational therapy to assess the needs of the tenants. DB then asked whether having adaptations made to a property would hinder a transfer. It was advised that this would not stop anyone moving, and the adaptations would follow any move. The lettings team would then work with the occupational therapy team to allocate the property to someone who matched those adaptations.	
<u>3.7</u>	TS and EJF raised the issue of drainage problems in Woodthorpe and Winchester Courts. BW will take this forward with the repairs team.	BW
<u>3.8</u>	TB also raised electrical issues at Kendale Court. BW will also take this forward with the repairs team.	BW
<u>3.9</u>	A question was asked what Leaseholders were getting in the programme. 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.	

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

3.11 The amount of money available to each area was determined following the 2006 stock survey. This highlighted Area 5 as a mid priority area. 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 or money could be rolled over from previous years. All decision for work will need to be agreed by Area Panel before going to Area Committee for approval and feedback.

3.12 All potential schemes will need to justify that they will improve the area by improving security, improving the environment or improve the spaces. It was advised Area Committee still have the deciding role to ensure no duplication in schemes. ID and PS work closely together on this.

3.13 AF mentioned that this showed the importance of the Panel, and why TRAs should send representatives, so they everyone can have their say.

4.0 **Estate inspection schedule 2009/10**

4.1 PS passed around a proposed schedule of inspections over the course of 2009/10 for comment. PS advised that he was still awaiting details for the Woodthorpe and Winchester inspections, but would get these out ASAP. Attendees to feedback any comments to PS directly.

PS

4.2 RL requested maps showing meeting points and routes were distributed. DB also added that there are several noticeboards in his area that could be used for promoting the inspections.

5.0 **Local housing issues**

5.1 A few repair jobs were mentioned where they had not been completed. BW requested any information at the end of the meeting for him to take away and feedback at the next meeting.

BW

6.0 **Housing service delivery**

6.1 KDV presented information on the potential closing of the Lenton, Bilborough and Victoria Centre Housing

Offices. This was information only, as Area 5 is not affected by this consultation. The consultation ends on 12th May. All comments and feedback will be discussed by the board of NCH on 19th May.

6.2 KDV gave background information stating that in recent surveys, 60 % of tenants are happy with the service they receive, with 25% saying there is room for improvement. She also added that 80% of tenants would prefer to do business by telephone rather than go to an office.

6.3 Bilborough HO was used as an example, as it currently costs £6.32 per visitor to the office to run. NCH would save £42,000 just in building costs and overheads. This is echo'd with Lenton and Victoria Centre.

6.4 Further information is available on request and if anyone has any comments, please contact Mark Lawson.

6.5 DB mentioned the possibility of using a CAB surgery held at Edwards Lane Estate Community Centre as a drop in session. Or possibly have a mobile bus.

7.0 **Performance**

7.1 PS raised the issue that this is a very large document with lots of information in. He raised the question as to whether the Panel liked getting the full document, or would they prefer a short summary.

7.2 It was decided just the summary was required, with a comment that the full document was available on request or for download from the website.

8.0 **Any other business**

8.1 BH asked whether welcome packs were now given to new tenants. PS confirmed that these were now given to all new tenants.

The meeting closed at 8.35pm

Next Meeting

Next meeting is to be held on Monday 15th June from 6.30 – 8.00pm at the Wells Road Community Centre. The main agenda item will be Crime and Anti-Social Behaviour.