

Minutes

Minutes of Area Panel 5
Monday 19th April 2010, 6.00-8.00pm
Winchester Court Community Centre

Present: Tony Stubbings (TSt) Roy Lawson (RL)
 Keith Bradbury (KB) Eddie Johnson-Flint (EJF)
 Tim Shirley (TSh) Andrew Filer – NCH (AF)
 Paul Stanley – NCH (PSt) Brian Grocock (BG)

Apologies: David Barnaby, Jane Harris, Jackie Brown, Paul Marsden, Gillian Hopkins

	Action
<u>1.0</u> Welcome & introductions	
RL opened the meeting and all present introduced themselves.	
<u>2.0</u> Minutes of the last meeting and matters arising	
RL gave review of Area Panel 5 over the past year (enclosed)	
<u>3.0</u> AGM Ballot for position of Chair and Vice Chair	
There were insufficient attendees for the ballot to go ahead	
<u>4.0</u> Welcome and introduction to the new Chair and Vice Chair	
See item 3	
<u>5.0</u> Minutes of the last meeting and matters arising	
The minutes were signed off as a true representation of the meeting. No issues, all actions completed	
<u>6.0</u> Business Planning	
<ul style="list-style-type: none"> • Sensitive Lettings • Garages • Environmental Schemes 2010-11 	
<u>Sensitive lettings</u> PS gave out details of suggestions to sensitive lets areas across the City. Due to being in a Purdah period NCH are unable to make decisions or policy changes which are significant or may be politically contentious. This item is therefore for information only (handout enclosed). RL advised he had spoken to Garry Handley as had suggested a few others to include. PS to check.	PS

Garages

Garages are not an issue in Area 5.

RL – People in flats feel resentful they have to pay extra when some houses have integral garages (not included in benefits)

TSt – Being used for other than keeping cars

PS – If anyone would like to tip off anonymously it is a breach in the tenancy agreement Contact Bestwood Housing Office 9153301

Environmental schemes

TSh opened this presentation and gave an update on where the Decent Homes (SWM) programme currently is for Area 5, and the link to the Environmental Scheme budget (handout enclosed).

Currently 61% of Sherwood and 83% of Mapperley properties have been stock surveyed. Also due to the programme going so well, the internal upgrades in Mapperley are likely to be done a year earlier than expected.

The Environmental scheme budget is linked to the stock survey, as this is used to prioritise where money needs to be spent. £1.7m is to be spent across the city over 2010- 2011, with £60k for Mapperley and £80k for Sherwood.

Any prospective scheme needs to be based on 1 of 3 main areas – improve security, the environment, or improve spaces. The schemes want to benefit as many people as possible, rather than individuals.

PS has collated some ideas that have been suggested already through the Patch Managers (handout enclosed). PS asked the Panel for feedback.

RL – Asked whether the crash barriers on Pearmain Drive and Woodlane could be looked at as the wooden support posts are rotten. PS advised he would suggest this to Imogeen Denton to see if NCC could take this forward.

PS

RL – Could some gardening be done, and flowers planted to brighten up the area? AF – This is something that can be organised by relevant Tenant & Resident groups who can apply for funding from Nottingham in Bloom.

RL – Can please get quality checks done as some tarmac done last year has already got weeds growing through it.

TSh

RL – Queried split between money for Mapperley compared to Sherwood. TSh – Difference in number of properties and standard of area.

	<p>RL – Issues picked up consistently with other owner-occupiers and other housing providers – untidy / overgrown gardens especially.</p>	GH
	<p>PS – Asked if a meeting could be held at Bestwood Housing Office at 10am on 20th May 2010 to discuss particular environmental schemes so they can be taken to Area Committee to be agreed. PS to send out invites.</p>	PS
	<p>RL – Queried timings for Decent Homes work for Mapperely Ward as had heard information to the contrary. TSh advised all schemes are on track.</p>	
7.0	Local Housing Issues / TRA round – up Chair	
	<p>RL – Policing problems not attending issues when alarms have been going off or issues have been raised. .</p>	
	<p>RL - Keys – new gating installed, padlocks have gone missing and replaced. New keys given to the tenants / leaseholders etc but garden assistance scheme haven't which has caused issues. PS to forward.</p>	GH
	<p>TSt – Advised of issues with the automatic doors at Winchester and Woodthorpe Courts. These issues have resulted in several unwanted guests recently getting in to the flats. TSh to take forward.</p>	TSh
	<p>TSt – Advised of issues with the Nottingham On Call system where there has been no response when cord was pulled (especially at the weekend). PS to take forward.</p>	PS
8.0	Performace	
	<p>PS advised no year end figures have yet been finalised, hope to have these ready to send out with the minutes (enclosed).</p> <p><u>Highlights</u></p> <ul style="list-style-type: none"> • Empty properties now down to approx 270. Over 100 less than last year. • Tenants owing over 7 weeks rent is down from over 7% down to 5%. • Over 100% rent has been collected over the year. • 400 written enquiries – target 5 days at Bestwood 100% done. • 58 complaints 100% done • 150 Councillor enquiries, 100% <p>RL – What were complaints for? PS – ASB, Staff attitude, Tenancy Issues, Garages. PS continued that his team have regular discussions to see if any</p>	

trends or what learning can be taken from them.

RL – How many complaints etc did St Anns Office have?
PS - 42 Complaints, 300 General enquiries and 90 councillor enquiries. 100% were replied to within the targets.

Repairs Performance Indicators all stayed roughly the same or improved compared to the previous year.

9.0

Area Committee update

No update was given as Imogeen Denton was not present, and PS was unable to attend the previous Area Committee meeting.

10.0

Any other business

TS – When meeting @ Winchester Court could the meeting time perhaps change to slightly earlier so that it wouldn't clash with bingo. Agreed 5 pm start next meeting at Winwood.

AF

BG – Raised a personal issue. TSh to speak to outside meeting.

RL – Advised he was unable to access some of the Area 5 Panel minutes. AF to check

AF

Meeting finished at 7.45pm

Next Meeting

Next meeting is to be held on **Monday 21st June 2010**
6.00 – 8.00pm, Wells Road Community Centre.

