

# Minutes

**Minutes of Area 6 Panel**  
**15<sup>th</sup> February 2010**  
**6.30pm – 8.30 pm**  
**Kingston Court**

**PRESENT:** Sheila Thwaites (Chair) - ST      Cynthia James - CJ  
 Jenny Thompson (NCH) - JT      Afzaal Nawaz (NCH) - AN  
 Jacinth Hall - JH      Marina Lafond - ML  
 Lynne Row (NCH) - LR      Ann Gibbins - AG  
 Michael Charlton (NCC) - MC      Andrew Brown (Wates) - AB  
 Rob Dannatt - RD      Cherry Edgeworth (NCH) - CE  
 Val Bemrose - VB

**APOLOGIES:** Kate Bowley, Carol Tomkiss, Amanda Jameson, Roy Lawson

		Action
<b>1</b>	<p><b>Welcome and introductions &amp; apologies</b></p> <p>ST opened the meeting and asked for introductions and apologies.</p>	
<b>2</b>	<p><b>Minutes of last meeting / matters arising</b></p> <p>The minutes were agreed as an accurate record and were signed off.</p> <p>CJ asked what has been done to increase the number of tenants involved with the Area Panel and would it possible to rotate the venue for meeting which was done in the past.</p> <p>AN advised TRA's are encouraged to send a rep from their groups. We also promote Area Panel at events we attend and there are regular adverts in the tenants newsletter. The next meeting is already been advertised to be held at Kingston Court but following this will use different venues.</p>	AN
<b>3</b>	<p><b>Voids and Lettings</b></p> <p>CE introduced herself as Lettings Manager. CE explained performance figures from voids and lettings perspective. Currently achieving target for voids, however there is major push on evictions from the rents team. This may affect the year end figures not being achieved.</p>	

	<p>CE advised there are high levels of voids in sheltered schemes. NCH are carrying out Sheltered Review at the moment and are looking at what good practice is being used by other authorities. Marketing of these sheltered schemes needs to be looked at. One of the biggest barriers to getting these properties let is the T.V licence rule because if someone younger moves in then it affects the whole scheme.</p> <p>CE advised St Ann's and Sneinton are high demand areas at the moment. However there is a property which has been refused 19 times and that there is an element of customer choice.</p> <p>Panel member asked if people refusing properties are also bidding for them in the first instance. CE advised they are and that a lot are refused for being in the wrong part of the city. Even though send letters out stating there is map on the website.</p> <p>There was a discussion regarding sensitive lets and if it was still in place. CE advised St Ann's was covered by sensitive lets. However band 1 applicants are not subject to sensitive lets checks. Anyone with series risk crime will be managed by Dangerous Persons Management Unit which is a specific unit of the police. They will decide if the person is allocated the property because they will have information of the crime committed. However NCH can exclude people from the housing register.</p>	
<p><b>4</b></p>	<p><b>Performance – Jenny Thompson</b></p> <p>JT advised St Ann's housing office received one complaint in November and four in December and that all these were answered in time.</p> <p>There was a discussion on recharges and whether there were any figures relating to this  CE advised the amount of evidence required for recharges was a lot and that the introduction of the property standard should make the process easier.</p> <p>There was a discussion on vulnerable tenants and what support mechanisms were in place.</p> <p>CE advised of the support provided also where financial inclusion officer visits and after six weeks would get new tenancy visit where will look at providing floating support etc.</p>	

<p><b>5</b></p>	<p><b>Stonebridge Regeneration Scheme – Michael Charlton</b></p> <p>MC introduced himself as Capital Projects Officer for NCC. MC showed Panel members plans of the regeneration scheme. The programme started 5 years ago and there have been a lot of complications. The financial problems with the economy have made the scheme difficult. There is gap of £20 million from the properties to develop and then sell. This too much for the government to subsidise. The government has asked LHA ASRA and NCC to build a smaller site of 45 units.</p> <p>MC advised the government has a Kick Start programme to help stimulate the economy. What we have is a successful application, a plan which has been agreed and a partnership. However we are competing against other towns and cities for this funding. We will find out the results of this bid by the end of March. This bid is to develop 95 properties however the overall scheme is over 200 properties.</p> <p>There was a discussion on the old co-op site and what the plans where for it. Panel members advised the car park was a dumping ground. MC advised they were in discussion with other retailers at the moment about possibility of opening a store there.</p>	
<p><b>6</b></p>	<p><b>Any other business</b></p> <p>AG raised issue that do not receive any feedback when report issues at these meeting. Have reported several times and not heard anything. These issues relate to dangerous dogs and drugs. A lot of good work has been done on the Cosby, Hoten and Beckford Road estate and don't want the estate experiencing problems of the past again.</p> <p>AN to discuss with Jenny.</p> <p>There was a discussion on the Decent Homes programme started on Abbotsford Drive area. CJ advised there had been a lot of complaints from tenants.</p> <p>AB stated tenants are not aware of the disruption and dust that is caused by the work that is carried out. Also they have had a lot of difficulty with access to properties in order to complete the work.</p>	<p>AN</p>
	<p><b>Date of Next Meeting</b></p> <p><b>Monday 29<sup>th</sup> March, 6.30pm at Kingston Court</b></p> <p><b>The main agenda item will be Repairs</b></p>	