

Minutes

Minutes of Area 8 meeting held on 18 February 2009 @ Mayfield Court, the Meadows

Present: Robert Morrell (Tenant), M Smith-Guest (Tenant), Liz Needham (Tenant), Sue O'Connor (NCH), Tony Wealthall (Tenant), Jan Whaley (Tenant), Patricia Rowe (Resident), Maria Keane (NCH) Linda Garrett (NCH) Chris Langstaff (NCH) Jim Hartshorn (NCH) Dorothy Holmes (NCC)

Apologies:

Mario Reccia (NCH) Councillor Mclean (NCC)

	Action
<p><u>1.0</u> Welcome, Introductions Liz Needham introduced herself as the newly elected chair of the area panel and asked for everyone to introduce themselves.</p>	
<p><u>2.0</u> Matters Arising Recycling Bins at Penn Avenue are overflowing and it was asked when they would be emptied. DH to look into this and get them emptied. Amendment to the agenda as under item 4 it should read Lynda Garratt not Linda Barrett.</p>	DH
<p><u>3.0</u> Minutes of Last Meeting Tree survey is now completed; unfortunately tree services don't always agree that a tree needs cutting. There was a report that there are some tree roots coming through and cracking pavements in the Meadows. It was asked when the date for the survey in Lenton is due and if it can be fed back to the group. There is a tree in Penn Avenue that is still causing problems so DH is to do a site visit with Tree Services</p>	DH

4.0 Performance – Empty Property Management – meadows and Lenton – Lynda Garratt Voids & Allocation Team

Lynda Garratt introduced herself and gave a brief introduction to her background, and followed this with an update on the situation with Voids.

LG then passed around a handout on voids in Area 8 and went on to explain the time scale for getting a void property ready to be relet from receiving the keys from the tenant.

- Survey have the keys for 5 days to see what wants doing to the property
- Keys are then passed to the Maintenance Department for 10 -25 days to carry out any work.
- As soon as the keys are returned arrangements are made to sign up a tenant on an accompanied viewing.

A query was raised as to how many offers a tenant can turn down before they are moved down to the bottom of the waiting list.

Under the Choice Based Lettings system tenants can make up to three bids a week and they cannot bid on another property while they have a property on offer. If they continually turn down properties they have bid on after viewing them, the Housing Patch Manager will contact them to see if they can be of any assistance. They do not go to the bottom of the waiting list as with choice based letting there is no list as such it is a points based system but a persons length of time they have been registered does count towards their points.

MK suggested that the Lettings Policy and amendments be brought to the next meeting.

5.0 Neighbourhood Management update including Transformation update for the Meadows

DH gave an update on how they are looking at how to do work on the Transformation agenda if the PFI funding come through lots of people are going to be involved and consulted.

They will be specifically looking at housing in the Meadows and it will be mixed tenure affordable housing. There will be lots of consultation with various consultants taking different approaches and

All to note

MK

looking at different ways of talking to people. Linda Silk will be concentrating on working with Sheltered Housing.

SP

6.0 How to Guide Maria

An A-Z guide of services how and where to report things which has been developed by NCC was passed round. It will be a useful guide for front –line staff and it will be updated every 3 months so the information it contains is as up to date as possible.

It was asked if 18 copies can be obtained so there is one for the Chairs and Vice Chairs of all the Area Panels. DH also stated that it is available on line.

All to note

7.0 Local Issues and Concerns

All the jobs requested have not been done in Lenton flats as the ceiling tiles have still not been replaced in the foyer area. Also the secure locks on the fire panels have not been replaced and are still stuck with tape.

The response was that Estate Inspections should have a list of projects that are being undertaken. This list need to come back to the Area Panels so that it can be checked and items not done will then be properly listed registered and minuted.

A quarter of a million pounds is being set aside to rectify the problem with the water at Lenton flats as it frequently goes off. CL has agreed to come back to a future meeting to inform everyone about what is to be done.

CL

The bins at Penn avenue are not being emptied if they are half full and they have been left for weeks. DH is to speak to waste management.

DH

It was also requested that as they are the large communal bins that they are cleaned as they have not been in three years.

The problem with the windows in Penn Avenue flats was raised again and MK agreed to speak to Ian Perry. CL stated he did not think much could be done and that they should be looking at the technical aspect to assist with the problem.

At one end of the block in Penn Avenue the pergolas have been situated in the wrong place leaving the backs wide open and children are using it as a playground, there are also washing lines

strung between them. CL responded to say that this could be an environmental issue and that the Panel could discuss in the future and possibly allocate funding to rectify the problem.

8.0 **Audit Inspection update**

Following the inspection in November Chris Langstaff reported on the recent headlines that Nottingham City Homes received two stars as a result of the Audit Inspection in November 2008. This will release the £165 million over a 4 year period to carry out the Decent Homes programme. This will make sure that the Decent homes program which has got off to a slow start in Clifton will be completed. Lenton, Bestwood and Bulwell is starting to get geared up and it was explained that all single glazed windows will be replaced with double glazing and that any kitchen and bathroom over 20 years old will be replaced there will also be some heating systems and roofs replaced.

All to note

In three years the inspectors will return when the goal for NCH will be to gain three stars, this is achievable because they were awarded two stars with excellent prospects for improvement.

The question was asked if asbestos will be removed from properties which have it Letters have been received by some tenants to say that an asbestos survey will be carried out. It was explained that there are no dates yet to complete the survey and there is nothing to worry about as asbestos is only dangerous if it is flaking off and that all operatives are asbestos trained.

All to note

9.0 **Action/Future Planning**

Themes and topics for future meetings were discussed along with ideas to get more people involved. An action plan will be drawn up from the results.

10.00 **Any other Business**

Tenants on Penn Avenue reported that a group of people who used to hang around Abbey Bridge have been moved from there and are now causing them a problem by congregating outside their homes. It was asked if it has been reported as an issue which it had so DH agreed to take the issue to tasking.

Future Patch Inspections, it was reported that they

are trying to link future Patch Inspections with Ward Walks

11.00 Date and Time of the next meeting

Wednesday 22nd April 2009

6.00 p.m. to 8.00 p.m.

Lenton Centre