

Minutes

Minutes of Area 8 meeting held on 19th August 2009 @ The Lenton Centre.

Present: Liz Needham (Chair) Robert Morrell (Vice Chair), Tony Wealthall (Tenant), Jan Whaley (Tenant), Patricia Rowe (Tenant), Dorothy Holmes (NCC) Steve Pepper (NCH) Maria Keane (NCH) Carole Donnelly (NCH) Kevin Bell (NCH) Laura Chambers (CPO) Daouroung Bell (Resident)

Apologies:

Councillor Akhtar (NCC) Chris Langstaff (NCH),

1.0

Welcome, Introductions

LN welcomed everyone to the meeting and formal introductions were made

Actions

2.0

Minutes of Last Meeting

The minutes were accepted as a true record

3.0

Matters Arising

Page 1

Apologies were forwarded that no one from allocation could attend, currently in the process of finishing off the final draft allocations policy. MK confirmed that all area panels will have the opportunity to review this with a formal consultation process to be confirmed.

MK

The bins at Penn Avenue are still causing some concern, due to not being steam cleaned. SP will raise this issue with Ian Perry and report back to the next meeting.

SP/MK

Page 2 Allocations

SP clarified the meaning of a sensitive let following guidance from the Homelink advisers.

Page 3 Local issues

SP confirmed that there is a delay of 3 to 4 working days when paying rent via Pay Point and noted the concern of a rent account appearing to be in arrears when the tenants. JW & PR stated that tenants wouldn't be using Sainsburys if future and will pay the rent at the local office instead.

With reference to the ceiling tiles in the Lenton area, it was

noted that Maureen had now visited the blocks, orders have been placed and in some instances the repairs have been completed.

Still some concern about the drains at Penn Avenue, noted they have been cleaned but maybe not resolved the whole problem.

Ongoing concerns were raised about the lack of caretakers on the Penn estate, SP to raise with Ian Perry/Sheryl Frazier. LN shared the idea of residents doing litter picks in their areas to help. SP/MK also confirmed that a letter would be forward to residents in and around Penn Avenue to remind them about disposing of rubbish and not leaving litter around.

SP

SP confirmed that there are some issues regarding the doors/windows at Penn Avenue (possibly a conservation issue). Confirmed that this is currently with our contractors (Nationwide) and a decision on the type of door/windows will be made shortly & consultation with residents will take place prior to fitting.

SP issued an apology to JW regarding her query about the the number of electric fires fitted in her property. SP was unable to clarify this issue but would attempt to find out more details from Property Services.

SP

SP confirmed that the issue with the automatic doors at Abbey Court has been resolved.

All to note

RM enquired about the decision to close the office at Lenton, he noted that it will remain open 2 days a week possible Tues & Thurs. MK noted that accommodation review had been completed, consultation had been undertaken and report went to Board in July. The Lenton office will be part time until December, further information will be via posters and not individual letters to tenants/leaseholders.

Page 4

RM confirmed that the library at the Meadows was now open.

4.0

Environmental Schemes

This item was brought forward on the agenda. SP confirmed the budget for Dunkirk & Lenton was £46k. A table outlining the proposals was distributed; included the following:

All to note

- Friary Close demolish wall to old drying area and

- landscape area; estimate £12,000
- Penn Avenue CCTV; estimate £62,000 (outside this budget members to note)
- Penn Avenue Fit notice board, estimate £150
- Newgate Court renewal of carpets to communal area; estimate £9,000.

Panel agreed all the above schemes; SP to obtain ratification from Area 8 Committee.

SP

The total spend from budget approved above stands at £21,150 so over half left to allocate. SP confirmed that the group need to consider what other works they would like to see in the area.

Other schemes

- SP noted that work was still ongoing with the replacement of the water pipes at Lenton high-rise and that works to footpaths and roads may be necessary afterwards. Agreed to check what is required after the water works have been completed in October.
- TW raised the issue of renewing the tarmac to the around Lombard Close.
- Removal of a planter outside 26 Penn Avenue, as becoming a haven for ASB was discussed.
- A patch of land around the reservoir needs tidying (SP agreed to raise with Community Payback Scheme).
- Fencing to the Wishford estate needs attention and replacing with metal fencing to stop youths using as a shortcut.

SP

SP

SP to obtain estimates for the planter and fencing, with a proposal to contact NACRO 'community payback' scheme for the clearance of the reservoir. SP to also ascertain what work is required to Lenton high-rise paths and roads after water works are completed in October. The outlined schemes were agreed and will be forwarded to the next Area Committee meeting on 9th September.

5.0

Area Panel Code of Conduct

Following a recent incident at a panel meeting, MK brought the code of conduct to the meeting and read out the key points. It was agreed to forward a copy with the minutes and for all members to sign and return the code of conduct back to MK. All agreed.

All to note
MK

6.0

Neighbourhood management issues

DH confirmed that the next Area Committee meeting will be focusing on the Meadows neighbourhood plan, PFI funding is in place, copies of the plan are available on request from Nottingham City Council and a link to the website will be provided. Other priority issues for the area include; looking at reducing the Dunkirk & Lenton HMO's (Houses in multiple occupation) NCC will be working with colleagues across the City using the Sustainable Communities Act, with regard to licences issued.

DH

Waste strategy is also to be looked at, especially around fly tipping, environmental crime and parking issue. JW raised the issue regarding cleaning the bins on a regular basis, DH will look at getting some funding sorted to find a more robust solution.

DH

LN raised the issue of recycling at the Meadows, DH confirmed that this will be rolled out Oct/Nov.

7.0

Performance Management update July 09

MK distributed the performance information for the city and apologised for the size of the print. MK concentrated on key indicators for estate management (copy attached)

Concerned was raised by panel members regarding the layout, thought it was very confusing and not clear. The following indicators were highlighted:

- New tenancy visits; currently looking at new ways to book these to ensure 100% compliance.
- Introductory tenancy reviews; currently 100% compliance.
- Biannual visits; new indicator equal to Housing patch managers (HPM) visiting 5 tenants per week.
- Estate inspections. Confirmed that all estates are 2* or above
- Enquires/complaints briefly reviewed.

All to note

MK required confirmation of what indicators the panel wanted to review on a rolling basis.

MK

8.0

Local Issues/concerns and Any other Business

PR & JW noted that incidents of ASB have been on the increase in the Penn Avenue area, concerned about lack of visibility/support from the police officers. Main issue is around children behaviour and the lack of parental control. LC (CPO) to take the concerns back and raise them with the relevant officers, LC confirmed that they are patrolling the areas and there is a new beat officer, contact numbers

LC

to be forwarded. LN confirmed that there had been no change in the beat manager for the Meadows. New Beat manager for Lenton is Dave Silverwood and the CPO for the Queens Medical beat is Keera Flannigan

TW noted that the numbers of caretakers have reduced in the blocks and he has raised concerns about this; MK to raise issues/concerns with Ian Perry and ask him to attend the next meeting. TW further noted that the remit of the 'Handyman' scheme appears to be very wide and they see them carrying out more jobs than the normal repairs teams.

MK

The issue of 30 Penn Avenue was raised, previously used as a caretaker office (ground floor) and a flat upstairs, MK to discuss issues outside of the meeting to see what the delay is in re-converting it back to a family property.

MK

MK informed the panel that there is an 'older person' event taking place at the Council House on Monday 7th September, to increase the understanding of sheltered housing, a number of key agencies will be present and all welcome to attend, especially if they know anyone who would benefit from moving into sheltered accommodation. The aim is to break down any myths surrounding the housing schemes and make it more accessible to those in housing need over the age of 60.

All to
note

9.0

Next meeting date

**Date and Time of the next meeting
Wednesday 21st October 2009
6.00 p.m. to 8.00 p.m.
at Mayfield Court**

All to
note