

**Wilton Area Panel meeting  
(Cheetham Hill, Crumpsall, Higher Blackley)**

**Minutes of meeting held at 6:30pm Tuesday 28<sup>th</sup> November 2006  
At the Community Room Whitemoss Local Services Office**

**Chair: Charles Taggart**

<b>Present:</b>	Charles Taggart (CT)	Panel Member (Vice-chair)
	Mark Bainbridge (MB)	Panel Member
	Jim Burke (JB)	Panel Member
	Anne Heywood (AH)	Panel Member
	Mike Bolshaw (MiB)	Panel Member
	Ken Barnes (KB)	Panel Member and Councillor (Higher Blackley)
	Richard C Lockwood (RCL)	Board Member
	Steve Finegan (SF)	Northwards Business Support Manager and acting PLSM
	Nicola Holmes (NH)	Northwards, Resident Involvement
	Sharon McBride (SB)	Northwards, Resident Involvement
	Tony Budgett (TB)	Northwards, Surveying Manager
	Matt Roberts (MR)	Northwards, Procurement Manager
	Carmel Vick (CV)	Observer
	Georgina Muir (GM)	Observer
	Gerry Payne (GP)	Observer

ITEM	SUBJECT	ACTION
1	<p><b>Welcome and Introductions</b></p> <p>A full Quorate was in attendance.</p>	
2	<p><b>Apologies for Absences</b></p> <p>Apologies received by: Melanie Beckford, Naeem UI Hassan, Sue Ratchford, Joan Wilson, Diane Roberts</p>	
3	<p><b>Declaration of Interests/Confidential Matters</b></p> <p>Item 9 on the constitution declared as confidential and moved to the last item.</p>	

ITEM	SUBJECT	ACTION
<b>4</b>	<b>Minutes of Last Meeting</b>	
4.1	<p>AH explained that she had not yet received a response to her Tenant Reply form at item <b>6.3</b>.  SF explained that as it had been dealt with already it might have been assumed a further response was not required.</p>	SF to follow up
<b>5</b>	<b>Matters Arising</b>	
	<p>NH made the Equality and diversity workbook available as requested in item 9.1</p>	
<b>6</b>	<b>HIP Environmental Works</b>	
	<p>MR explained that he had brought along plans and costings for the following works on, Larden Walk, Halsey Walk and Shaftsebury Road.</p>	
6.1	<p><b>Shaftsebury Road Car Parks</b>  The quote is £60,000 (still subject to negotiation)</p>	
6.2	<p><b>Larden Walk Landscaping</b>  The quote is £50,000</p>	
6.3	<p><b>Halsey Walk Landscaping</b>  The quote is £61,000</p>	
	<p>There were no objections to the schemes going ahead with the consultation of the local residents.</p>	
6.4	<p>KB suggested that for the future environmental works there should be a proper split between the three wards. The panel agreed.</p>	
6.5	<p>MB thought that Car parking was the most important issue to address.</p>	
6.6	<p>GP suggested that future plans be shown in a PowerPoint presentation in order to reduce paper/printing.</p>	
<b>7</b>	<b>Major Works Update</b>	
	<p>MR introduced the Project Status Report</p>	
7.1	<p>MB suggested that the access problem in project <b>30461 Hr Blackley Rewire</b>, is due to the poor reputation of the contractors.  MR said would find out the exact no access figures for the next meeting.</p>	MR
7.2	<b>Project 30210 Walker Road Environmental improvements</b>	

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7.3  7.4  7.5	<p>MR explained that a number of issues on this scheme have been revisited over the last few days and a new action plan will be drawn up. CV commented that she believed the 94% customer satisfaction was not a true reflection. MR explained that the figures are taken from the returned satisfaction surveys.</p> <p>GP asked if owner occupiers are taking into account on projects. MR explained that this was a complicated issue and does depend on the contractor. Northwards does try to get owner occupiers included on some schemes, especially roofing. It often means that the contractor has to over resource and it would always be a separate pricing mechanism from Northwards.</p> <p>AH asked if all tenants are given a choice of kitchen or bathroom regardless of what work they have had done previously. MR confirmed this was true unless a property has had a kitchen or bathroom replaced as part of an improvement programme in the five years prior to the establishment of Northwards.</p> <p><b>MB requested that the Board is made aware that the Wilton panel want to see the website with postcode search facilities for the home improvements up and running as quickly as possible.</b></p> <p>MR explained that work was ongoing to progress this issue.</p>	Board
8  8.1  8.2      8.3	<p><b>Repairs update</b></p> <p>TB introduced the local performance indicators and explained that figures from NHL 003 down to NHL 048 are incorrect. This is due to an IT error.</p> <p>TB explained that emergency repairs were slightly higher due to increased cases of vandalism (BV211b)</p> <p>Item NHL 081 – Average Repair cost, the figure should be £69.38 and not £21.66.</p> <p>Item NHL 082 – number of variation orders. TB explained that Northwards has recently established a dedicated VO line whereby the operative can call the surveyor from the site in order to validate the job. For major or unusual works the surveyor is available to attend site. This should see a reduction in the figures for the next meeting.</p> <p>Item NHL 085 – total cost of repairs to empty properties. TB explained that the high figure is due to 13 very expensive re lets. Some costing over £6,000.</p> <p>AH asked what was being done to recoup money from vandalised</p>	



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	<p>NSO Jo Hilton started on 20<sup>th</sup> Nov  NSO Sue Ellen went on Maternity leave on 22<sup>nd</sup> November  NSO Simon is covering her position  In January Jo Tilley is due to go on Maternity leave.  The new Principal Local Services Manager, Claire Tyrell will start on the 8<sup>th</sup> January 2007.</p> <p><u>Empty Properties</u>  102 management voids  13 are ready to let (5 provisionally accepted). The remainder due to be let by 24 Nov 06.</p> <p><u>Anti Social Behavior</u>  46 cases with ASBAT for legal action across Northwards.  22 are from Cheetham Local Services Area.</p> <p>Recent high profile eviction at 25 Absalom Drive.</p>	
11	<p><b>Any other Business</b></p> <p><u>Study visit</u></p> <p>NH passed around a map of the route for the study visit on Wednesday. The route was agreed.</p>	
9	<p><b>Constitution Review (Confidential)</b></p>	
	<p><b>Date of Next Meeting</b></p> <p>The next meeting will be held on Tuesday 23<sup>rd</sup> January at 6.30pm at Cheetham Hill Local Services.</p>	
	<p><b>End of Meeting</b></p> <p>The meeting closed at 8:50pm</p>	