

**Fourways Area Panel  
(Moston and Charlestown)**

**Minutes of Meeting held at 1.30pm, 29 November 2006  
Simpson Memorial Hall, Moston**

**Chair: John Ward**

<b>Present:</b>	John Ward (JW)	Panel Member ( Chair)
	Grace Choularton (GC)	Panel Member
	Dorothy LeMoignan (DLM)	Panel Member
	Pam Angelucci (PA)	Panel Member
	Frances Carroll (FC)	Panel Member
	Mavis Harris	Panel Member
	Pauline Fenton	Panel Member
	Peggy Yuill	Panel Member
	Joan Fitzgerald (JF)	(Board Member)
	Cllr Basil Curley	Councillor
	Mike Stevens (MS)	Director of Neighbourhood Services
	Anne Duffield(AD)	Principal Local Services Manager
	Adam Burke (AB)	Local Services Manager
	Tony Budgett	Surveying Services Manager (part)
	Matt Roberts	Senior Asset Procurement Manager (part)
	Nicola Holmes(NH)	Resident Involvement Officer minutes
	Diane Roberts (DR)	Governance Support Officer

ITEM	SUBJECT	ACTION
	<p><b>Mediation Service Briefing</b> Veronica Dawson gave a presentation of the service Mediation offers. PY asked if the agreements needed to be signed to be legally binding. Veronica replied that agreements made through mediation are not legally binding but often people stick to agreements better if they have signed.</p>	
1.	<p><b>Welcome and Introductions</b> Introductions were made. A full Quorum was in attendance.</p>	
2.	<p><b>Governance Issues</b> The Panel agreed that panel members should retire by rotation as proposed.</p>	
3.	<p><b>Apologies for Absence</b> Apologies given by: Hazel Entwistle, Charlotte Grant, Ann Ash, John Biggs, Carol Downes, Rhonda Finlayson.</p>	

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4.	<p><b>Declaration of Interests/Confidential Matters</b></p> <p>No declaration of interests were recorded. Item 10 is confidential, the agenda would be taken in order as no Observers were present.</p>	
5.	<p><b>Minutes of Last Meeting</b></p> <p>The minutes of Fourways Area Panel meeting on 25 October were approved as a correct record.</p>	
6.	<p><b>Matters Arising</b>  Item 6, 16.2  This was covered under agenda item 13.</p> <p>PY asked if Mark Gorman from Private Sector Housing had reported back regarding the use of the Handyperson carrying out work for Northwards Tenants. DR will chase up.</p> <p>Item 12  JB and LP were not presented, to report at future meeting.</p>	<p><b>DR</b></p> <p><b>JB/LP</b></p>
7.	<p><b>HIP Environmental Works</b></p> <p>Matt Roberts circulated drawings and approximate costings for the following schemes:</p> <ol style="list-style-type: none"> <li>1. Roundabout – The Mill Estate - £25,000  PY asked if this was just for a roundabout. BC asked exactly what is being provided for £25k. But agreed that there are problems with vehicles, particularly bin wagons negotiating the current road.  MR will check specification and check value for money. All schemes will be checked by Quantity Surveyors.</li> <li>2. Ranby Avenue – Car Parking  Option 1 - £16,000 for 7 spaces  Option 2 - £23,000 for 13 spaces  The Panel discussed disabled spaces, MR will investigate. It was agreed that numbers and how spaces are allocated is best done locally.  The Panel agreed that Option 2 was best value for money and approved the scheme.  BC asked about the process and strategy of how schemes are agreed.  MS explained the process but agreed that lesson have been learnt this year and a more intelligent process will be used in future year.</li> <li>3. Bloxham Walk off Benmore Road - Car Parking £25,000  This will provide 8 spaces. The Panel agreed this scheme subject to consultation with local residents.</li> </ol>	<p><b>MR</b></p> <p><b>MR</b></p>

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	<p>4. Dam Head Park Fencing £45,000 For fencing to continue round the whole of Dam Head Park. AD reported that Groundwork will be working in the area at the beginning of next year on consultation for future use of the park. The Area Panel approved the scheme. JF asked that Haverford Road be considered for car parking as this is dangerous. MR and MS agreed this can be considered in future programmes.</p> <p>5. Ogmore Walk - Kissing Gates and Length of Fencing to corner £10,000 AD noted problems with quad bikes and dangers to pedestrians. The Area Panel approved the scheme</p> <p>6. Benmore Road Car Parking £15,000 This would provide 4 car parking spaces by removal of the grass verge. The Panel approved the scheme.</p> <p>7. Somerton Court Car Park £13,000 Re-surfing of the car park. The Panel approved the scheme.</p> <p>The total cost of works is £180,000. The remaining £70,000 can be rolled over into the next financial year or can be spent if further schemes are identified and are deliverable this year.</p> <p>MR reported that there are some works being costed for Sheltered Schemes. These will be presented to the next meeting. PA asked if this included the tiles for bungalows on Benmore Road. MS will investigate this. AD reported that an example of this work may be a patio at the back of White Moss Gardens. GC asked when Somerton Court would be tarmaced. AD confirmed that this would be during this financial year.</p>	<p><b>MR/MS</b></p> <p><b>MR</b></p> <p><b>MS</b></p>
<p><b>8.</b></p>	<p><b>Major Works Update</b> MR presented the report. PY asked why schemes listed are December 2007. MR reported this was an error and should be December 2006. JF asked why the design of windows had been changed. MR reported this was due to change of contractors. JF requested that we inform tenants groups so they can keep residents informed of changes. PA asked if Amesbury Road was on target. MR reported that the project is due to start in December but that it is unlikely that all roads will be able to start in December. DLM noted that tenants had viewed the windows at the trailer and</p>	

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	<p>now it had been changed.            PY thought that tenants associations would be heavily involved in designs, but this has not happened.            MR reported that there are still 3 choices.            DLM noted that the designs had changed.            JF gave an example of house not getting the full window replacement.            PY asked if the new windows comply with health and safety issues identified originally.            MR stated that they did.            DLM reported that tenants think that they are being provided with inferior products because they are at the back of the estate.            MR confirmed this was not the case.</p>	<p><b>MR</b></p>
<p><b>9.</b></p>	<p><b>Repairs Update</b>            TB apologised that the figures reported from NHL 003 to NHL 040 were wrong due to an IT problem.            TB reported that there had been an increase in repairs expenditure due to drainage repairs and heating emergencies (seasonal).            NHL082 is above target, this is being addressed by the provision of 2 dedicated phone lines for operatives to talk to surveyors to have variation orders approved. This has been operational for 3 weeks and will hopefully improved this performance in the next report.            NHL085 repairs to empty properties is above target. There are only 2 voids in the area classified at 6 weeks which is a good figure.            PY asked if vans carry enough parts for central heating boiler repairs.            TB reported that more equipment is carried than 2 years ago, however due to the large number of different boilers and cost of some parts it is not possible to carry all parts. However we are now rationalising the number of types of boilers we install.            JF reported that if a part is required operatives automatically inform the tenants that it will take 2-3 weeks to complete the repair.            TB reported that parts are delivered with 48 hours and he would raise the issue of operatives giving wrong information.            BC asked if we had the commitment of suppliers to provide parts in this timescale.            TB reported we did and that they are now opening Saturday morning to support us.</p>	<p><b>TB</b></p>
<p><b>10.</b></p>	<p><b>Constitution Review (Confidential )</b></p>	
<p><b>11.</b></p>	<p><b>PLSM Update</b>            AD presented her report.            Staffing is now at full complement and she and AB will try to maintain this.            Voids were discussed. AD explained the process and timescales of offering properties. The Panel were concerned that 23 Langland Close had 9 refusals. AB reported that there was no one reason reported for this.</p>	

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	<p>MS reported that we are investigating the reason properties are refused as part of a wider void review.</p> <p>PY asked if was due to wrong areas being offered.</p> <p>PA asked if the person offering the property was misinterpreting the requirements of the prospective tenants.</p> <p>PY asked if people should be allowed to refuse a property just because it is not a particular street.</p> <p>MS said people have the right to say no.</p> <p>PY asked how many refusals are allowed.</p> <p>AD explained this varied according to the group.</p> <p>PY raised concern that people on the waiting list don't realise they have to bid for properties.</p> <p>MS reported this is being addressed. We have been successful in reducing the number of refusals.</p> <p>AD said we are being proactive addressing this issue, an example is the Rehousing Open Day which was being held at the Waterloo Centre today.</p> <p>JF raised concerns about people being housed in Council flats and using equity from the sale of houses to purchase properties abroad.</p> <p>AD reported there are strict checks about how much capital gains funds applicants are allowed. The limit is £75,000 without it affecting their re-housing status.</p> <p>PY reported people deliberately selling property and making themselves homeless.</p> <p>MS reported that people can register for housing. It is a big debate in housing about who social housing is for and that is should not just be for the less well off.</p> <p>AD reported that some people need to move due to medical reasons.</p> <p>MS said this issue would be raised as part of the review of rehousing.</p> <p>GC said that people who have properties abroad are under occupying their homes.</p> <p>AD asked that if people are aware of this to let Northwards know. The property must be their main or only home.</p> <p>PY was concerned that 11 Langland Close had been void for over a year. AD reported that structural problems can take a long time to resolve. AD and MS will investigate and report back.</p> <p>GC asked if Somerton Court had a minimum age of 25. AD confirmed this and that there were no plans to change this currently.</p> <p>AD circulated the Anti-Social Behaviour report. JF asked if Fourways have a low or high level of cases.</p> <p>AD reported that it is low in comparison to Monsall and Cheetham Hill offices in terms of scale.</p> <p>PA asked if there had been a firearms incident on Saturday night.</p> <p>AB was not aware of any serious assault in the area.</p> <p>AB reported that 42 cases of ASB are being dealt with by White Moss Road office. This is an average of 10 per NSO.</p> <p>JF asked if we had good communications with the police.</p> <p>MS reported that we do and has improved.</p>	<p><b>ALL</b></p> <p><b>MS/AD</b></p>

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	JF noted that there would be 8 new CSO in the next year.	
12.	<p><b>Any Other Business</b></p> <p><b>Study Visit</b> The panel agreed to host a study visit in mid/late January. It was agreed that JW would liaise with Rhonda Finlayson.</p> <p>JF reported that Area Panel members had complained of chatting and paper shuffling after the last panel meeting. JW agreed to raise this at the start of the next meeting and reiterate the rules of meetings.</p>	<p><b>JW/RF</b></p> <p><b>JW</b></p>
13.	<p><b>Date of next and future meetings</b> <b>Proposal for Thursday meetings</b></p> <p>DR reported that BC assistant had reserved Thursday afternoons in his diary for proposed meetings in 2007. The Panel agreed to change the meeting day to Thursday and agreed the proposed dates. AB will book White Moss Road Local Service Office for dates agreed. JW suggested that Moston Library could be a substitute venue.</p>	<b>AB</b>
14.	<p><b>End of Meeting</b> The meeting closed at 3:40pm</p>	