

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

**Minutes of Meeting held at 1.30pm, 27 September 2006
White Moss Road**

Chair: John Ward

Present:	John Ward (JW)	Panel Member (Chair)
	Grace Choularton (GC)	Panel Member
	Carol Downes (CD)	Panel Member
	Dorothy LeMoignan (DLM)	Panel Member
	Pam Angelucci (PA)	Panel Member
	Frances Carroll (FC)	Panel Member
	John Biggs (JB)	Panel Member (Vice Chair)
	Joan Fitzgerald (JF)	Dam Head RA (Board Member)
	Larry Patrick (LP)	Director of Property Services (part)
	Alison Foster (AF)	Head of Finance (part)
	Adam Burke (AB)	Local Services Manager (part)
	Diane Roberts (DR)	Governance Support Officer

Observers: Anne Ash, Stella Hodgkinson, Charlotte Grant.

ITEM	SUBJECT	ACTION
	<p>North Manchester Regen Briefing Anne Taylor and Dave Bell gave a presentation regarding their work in the Fourways area. Anne will supply copies of "A Strategic Regeneration Framework for North Manchester". Copies will be available by request from DR. JF asked if the three strands of the strategy presented by Richard Lees are linked to the work. Anne explained that this is all part of the master plan. JF asked what period the strategy covered. AT explained it was long-term from 2003 for a 10-15 year period. It is a broad strategy which is not tied to detail as the environment changes over time.</p> <p>Private Sector Housing Briefing Mark Gorman gave a presentation of the work of Private Sector Housing in the Fourways area. JF asked if the Handyperson was also available to carry out work for Northwards Tenants. MG to investigate.</p>	
1.	<p>Welcome and Introductions Introductions were made. A full Quorum was in attendance.</p>	
2.	<p>Election of Chair DR reported that three nominations for Chair had been received. However, one nomination had not been accepted, one nomination was ineligible as the nominee was not a Panel member. John Ward had been nominated and has accepted the nomination for position as Chair. PA proposed, JB seconded that John Ward be elected as Chair. The panel voted 4 in favour, 2 abstentions. John Ward was elected as Chair by a majority in favour.</p>	

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	<p>Election of Vice Chair DR reported that two nominations for Vice Chair had been received. However, one nominated had not been accepted. John Biggs had been nominated and has accepted the nomination for position as Vice Chair. DLM proposed, GC seconded that John Biggs be elected as Vice Chair. The panel voted unanimously in favour.</p> <p>Governance Issues DR suggested that this item be deferred to the next meeting due to the meeting running over time. The Area Panel agreed.</p>	
3.	<p>Apologies for Absence Apologies given by: Cllr Basil Curley, Peggy Yuill, Pauline Fenton, Hazel Entwistle, Mavis Harris, Anne Duffield, Rhonda Finlayson.</p>	
4.	<p>Declaration of Interests None were declared.</p>	
5.	<p>Minutes of Last Meeting The minutes of Fourways Area Panel meeting on 27 September and the AGM of the same date 2006 were approved as a correct record.</p>	
6.	<p>Matters Arising Item 16.2 DR reported Cllr Curley's assistant had suggested Tuesday p.m. as a possible day. This was not suitable for all Panel Members. It was proposed that DR should suggest Thursday pm to Cllr Curley and report back at the next meeting. It was noted that if days are changed to accommodate others, then they should try to attend. It was agreed that when a day is fixed other local Councillors should be informed of any change.</p>	DR
7.	<p>Board Meeting Minutes – 12th September 2006 DR highlighted item 12b. The Board confirmed the existing relet works policy on fencing and agreed to review this policy in light of resource availability within Northwards Housing's budget setting process for 2007/08. Board minutes of 12th September were noted</p>	Noted
8.	<p>Minutes of Other Panel Meetings Riverways Panel minutes from 6th September were noted. Wilton Panel minutes from 29th August were noted.</p>	Noted Noted
9.	<p>Sub Committee Updates DR verbally presented the report. Full copies of minutes are available on request. The updates were noted.</p>	Noted

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10.	<p>Rent Recovery Update – Alison Foster AF gave an overview of the Rent Recovery Team.</p> <ul style="list-style-type: none"> • 69% of Northwards tenants in receipt of housing benefits. • She explained that they are starting to hold surgeries across North Manchester. • Northwards offers nine different ways to pay rent. • Northwards has now got a dedicated debt advisor and are looking for ways of publicising the service. • Northwards currently looking into appointing a Welfare Rights Advisor <p>The Panel made suggestions to AF of possible venues for surgeries and ideas for advertising the services. AB confirmed that White Moss Road staff could assist with completion of forms. AF advised that home visits can be arranged for people who can not attend Cheetham Hill Office. JF asked AF who was responsible for rent refund letters. The panel noted the difficulty of advance rent payments.</p>	
11.	<p>PLSM Update and Performance Management Report AB presented the report.</p> <p>Staffing Andrew Steel has replaced Maureen McGowan (temp) as Environment Officer from 17 November 2006. Colin Gibbins has delayed starting on a part time basis. Kim Cook, has begun work on a job share basis as Housing Assistant.</p> <p>Voids Total voids are 99 for the Fourways panel. Accompanied viewings are resulting in better, faster lets.</p> <p>Anti-social behaviour There are 12 cases with the ASBAT team in the Fourways Panel Area. AB reported that there are an additional 26 cases being dealt with at the White Moss Road Office.</p>	
12.	<p>HIP Environmental Works</p> <ul style="list-style-type: none"> • Presentation by Daniel Ilisevic, Friends of Dam Head Park. Daniel gave a brief background talk about the group and circulated the aims and objectives of the group. He explained the work required and how funding is being gained. The proposal for phase 1 works was circulated. The next meeting of Friends of Dam Head Park is 1 November at 2.30pm, all present were invited to attend. • Presentation JF presented Daniel with “Resident of the Year” awarded by MRA. The panel gave Daniel their congratulations. <p>HIP Environmental Works Update</p>	

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	<p>LP explained that this had been a learning experience for all concerned. The use of other agencies can make the money go further and improve the consultation process. The length of the process had been under-estimated and the importance of a two year plan has been realised.</p> <p>JB advised about Bellthorn work he is involved with Groundwork. Also he asked the Area Panel if they would consider supporting an application to BIFA for £50k to improve the Youth Centre facilities. A 10% contribution of £5k is required. The Area Panel supported this proposal subject to the scheme meeting the funding criteria. JB will discuss with LP.</p>	<p>JB/LP</p>
<p>13.</p>	<p>Chartermark LP presented the report. He explained that MCC had achieved the award, but that accreditation doesn't carry over. Northwards had decided to seek the award for itself.</p>	<p>Noted</p>
<p>14.</p>	<p>Training DR explained that training would be taken place on Chairing skills and Risk Mapping this month. LP explained Risk Mapping. Also a separate Performance Management Review meeting taking place at White Moss Road. Any one with travel issues would be catered for.</p> <p>The Area Panel Chairs have suggested a bi-monthly training programme on a Saturday morning. This would cover issues such as the constitution and topic training. The panel agreed that it was a good idea but would also prefer the training to run twice, with the option to attend a mid-week afternoon session.</p> <p>Wilton Panel are hosting a study visit on 6th December, more details would be sent in due course.</p>	
<p>15.</p>	<p>Any other Business</p> <ul style="list-style-type: none"> • DR asked for suggestions for the venues for the Christmas party on either 13th or 14th December. White Moss Road office was suggested, this could host 30-50 people. • DLM asked when the 2nd phase of window replacements would begin. LP advised this was November and that letters have been sent out to tenants. Concerns about the Almo Decent Homes Funding had been raised, LP advised that it is not uncommon for large schemes to be delayed, and that the scheme will be delivered. • DR circulated Tenant Inspections Results for September as requested by the Panel. • What's in a name <p>The panel were asked to vote for their favourite name for the Northwards newsletter as suggested by tenants:</p> <ol style="list-style-type: none"> 1. 'Tales from the North' - Received no votes 2. 'Northwards Natter' - Received nine vote 3. 'Talk of the North' - Received one vote 	

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16.	Date of Next Meeting The next meeting will be held on Wednesday 29 th November at 1.30pm at White Moss Road Local Services.	
17.	End of Meeting The meeting closed at 3.45pm	