

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

**Minutes of meeting held at 6:30pm Tuesday 15th May 2007
At the Community Room Cheetham Hill Local Services Office**

Chair: Sue Ratchford

Present:

Sue Ratchford (SR)	Panel Member (Chair)
Charles Taggart (CT)	Panel Member (Vice-chair)
Mark Bainbridge (MaB)	Panel Member
Mike Bolshaw (MiB)	Panel Member
Anne Heywood (AH)	Panel Member
Joan Wilson (JW)	Panel Member
Ken Barnes (KB)	Panel Member and Councillor (Higher Blackley)
Naeem Ul Hassan (NUH)	Panel Member and Councillor (Cheetham)
Richard Lockwood	Board Member
Larry Patrick (LP)	Director of Property Services
Claire Tyrrell (CMT)	Principal Local Services Manager
Diane Roberts (DR)	Northwards, Governance Support
Nicola Holmes (NH)	Northwards, Resident Involvement
Anne Duffield (AD)	Northwards, PLSM

ITEM	SUBJECT	ACTION
1	<p>Welcome and Introductions</p> <p>A full Quorate was in attendance.</p>	
2	<p>Apologies for Absences</p> <p>Apologies received by: Jim Burke, Melanie Beckford, Mike Stevens</p>	
3	<p>Declaration of Interests/Confidential Matters</p> <p>Item 4b and 8 declared as confidential.</p>	
4a	<p>Minutes of Last Meeting</p> <p>Page 5 – Should have said Plaque and not Plague.</p>	Agreed
4b	Confidential	

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5	<p>Matters Arising</p> <p>Item 9 – EO’s priority list has been sent out.</p> <p>Item 14.1 – 7 mobile phones are available to TA’s. KB again highlighted that laptops would be good for TA’s. MaB suggested that Panel members also require laptops.</p>	
6	<p>Rehousing and Allocations Briefing</p> <p>AD presented the briefing.</p> <p>JW asked about the procedure for excluding anti social people from rehousing.</p> <p>AD explained about the Rehousing Review List and added that many other support systems are in place, for example ‘Trailblazer’.</p> <p>CMT added that it is very much linked to how we help people to manage their tenancies.</p> <p>CT asked if it was possible for a secure tenant to be removed from their property for under occupancy.</p> <p>AD explained that secure tenants cannot be removed from their property. They can be offered incentives but never forced.</p> <p>KB expressed concern that many people didn’t know about their legal right to exchange.</p> <p>AD explained that each area office will shortly be offering internet access to customers.</p> <p>MaB expressed concern that the exchange process has stigmatised areas in the past due to many adverts stating ‘willing to accept anywhere except estate’</p> <p>CMT assured that the any adverts would be written in a positive way.</p> <p>MaB asked about the reference system.</p> <p>AD explained that Northwards asks for 2 references. Preferably one from a previous landlord. AD added that people are welcome to give ideas about improving the reference system.</p> <p>MaB suggested getting police checks done on potential tenants.</p> <p>AD explained that Northwards does not have this right.</p>	
7	<p>Environmental Works</p> <p>CMT proposed a ‘more joined up approach’ to the environmental works. It was suggested that the Panel look at areas that are having Decent Home and Capital Improvement works carried out. For instance it may be possible to improve the fencing for a whole estate while it is having new windows. This way it is possible to improve an estate it its entirety.</p> <p>KB thought that this would be a good idea as long as the EO’s have the flexibility to order small jobs.</p> <p>CMT explained that this would still be the case.</p>	

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	<p>The Panel did not object to this 'joined up' approach and it was agreed that the EO's could look at what was scheduled for this year and forward to the next panel meeting.</p> <p>The Panel agreed that the bulk of the next meeting could be spent on deciding the Environmental Works.</p> <p>LP added that it would all be estimated costs.</p> <p>CMT advised that the proposed car parking for Printon Avenue will have to be removed from the list as there is now a serious proposal to re-design the street.</p> <p>LP explained that he had received a request from Cllr Anna Trotman for CCTV for Harry Piggott Court.</p> <p>KB advised that he had more information on this case and would first talk it through with Anna Trotman.</p>	
8	Constitution Review Feedback (Confidential)	
9	<p>Chairs Review Meeting</p> <p>SR updated the Panel on the recent Chairs Review meeting. Vice chairs are to be invited in the future.</p> <p>The Action Plan Review was updated.</p> <p>It was suggested that representatives from the Panel attend the Board AGM.</p>	
10	<p>PLSM Update</p> <p>CMT reported that there are currently 14 cases of anti-social Behaviour. There have been a few problems with the new computer system and this has made it difficult to report on voids this month. NSO Simon Banham is now back at work. Ashiana have expressed a wish to hold housing surgeries at the Cheetham Hill Office.</p> <p>MaB explained he had recently had a problem sending an email to an NSO because it contained suspicious language.</p> <p>CMT explained that she would advise all staff how to retrieve quarantined emails.</p> <p>MaB also requested that his local play area really needs CCTV. A sword was recently found by a child. CMT requested that the details be sent to her and she would cost it up.</p> <p>KB asked if a housing surgery is planned for the Sure Start centre. CMT replied that yes it will be once a month.</p>	<p>CMT</p> <p>CMT</p>

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11	<p>Quarterly Tenant Inspection Report</p> <p>JW reported that the Decent Home Improvements Survey that she carried out in March didn't find favourable results. It was carried out on Teddington road on the Mill Estate. She explained that many people were unhappy with the results. LP advised that he was not aware of any dissatisfaction with a whole scheme. It may be that there are individual cases. JW suggested that in future the report be more detailed, with facts and figures of the results of the inspections included.</p>	NH
12	<p>Quarterly Complaints and Praise Report</p>	Noted
13	<p>Community Update</p> <p>NH circulated the Community Sponsorship Fund flyers and advised the Panel of upcoming community events. She requested that Panel members keep her updated of any upcoming events they may be aware of or are attending.</p>	
14	<p>Any other Business</p> <p>AH explained that the Panel does not get regular representation from the Cheetham Councillors. She would like to suggest to them that the 3 Cheetham Councillors rotate their attendance. CT advised that Cllr Hassan is the named Cheetham Cllr representative on this Panel. KB thought that it could be too loose and it would end up with no-one attending.</p> <p>MiB brought the attention of the Panel to the Peregrine Falcon that now lives around Acre Top road.</p>	CMT
	<p>Date of Next Meeting</p> <p>The next meeting will be held on Tuesday 19th June 2007 at 6.30pm at White Moss Road Local Services.</p>	
	<p>End of Meeting</p> <p>The meeting closed at 8:45pm</p>	