

## Northwards Housing – Riverways Panel meeting

Minutes of meeting held on 29<sup>th</sup> November 2006

### Cariocca Business Centre

Chair: Vera Salvatore

**Present:**

Vera Salvatore (VS)	Panel Member (Chair)
Alice Needham (AN)	Panel Member
Sue Abbott (SA)	Panel Member (Vice Chair)
Marlene Garnett (MG)	Panel Member
Raymond Eaton (RE)	Panel Member
Ann McBride (AM)	Panel Member
Barbara Gray (BG)	Panel Member
Pat Glazebrook (PG)	Panel Member
Michelle Blakeley (MB)	Board Member
June Hitchen (JH)	Panel Member
Ivy Graham (IG)	Panel Member
Kath Hope (KH)	Panel Member
Stan Wheeldon (SW)	Panel Member
Mick Loughman (ML)	Panel Member
Mike Stevens (MS)	Director of Neighbourhood Services
Rob Doherty (RD)	Local Services Manager
Diane Roberts (DR)	Governance Officer
Nicola Holmes (NH)	Resident Involvement Officer
Danny Whitelock (DW)	Surveying Services Manager
Brendan Todhunter (BT)	Surveying Services
Paul Maidment (PM)	Asset and Procurement Manager
Davis Heys (DH)	Technical Services Manager
Craig Cody (CC)	Project Assistant

ITEM	SUBJECT	ACTION
<b>1</b>	<b>Welcome and introductions</b>	
1.1	Chair welcomed all attendees to meeting and introductions were made. Meeting was quorate.	
<b>2</b>	<b>Apologies for Absences</b>	
2.1	None	
<b>3</b>	<b>Declaration of Interests/ Confidential Matters</b>	
3.1	DR drew attention to item 9 as confidential.	

ITEM	SUBJECT	ACTION
4	<p><b>Minutes of Last Meeting</b></p> <p>4.2 Ivy Graham was accidentally omitted from the attendance list of the last minutes.</p> <p>Minutes agreed, subject to that one amendment.</p>	Agreed
5	<p><b>Matters Arising</b></p> <p>5.1 KH asked if Arthur Kay had been invited to a Panel meeting. MS asked if the Panel would like him to come in February. The Panel agreed.</p>	
6	<p><b>HIP Environmental Works</b></p> <p>6.1 Paul Maidment presented plans for the following work:</p> <ul style="list-style-type: none"> <li>1) Smithfield Estate - Secure parking Cost £30, 000. Entry to the car park will either be by fob entry or bollards, depending on what the tenants decide.</li> <li>2) Sill gate Walk – Defendable space Cost £5,000. KH commented that a 6ft high fence was initially requested PM explained that the project officer will ensure the fence meets the tenant’s requirements.</li> <li>3) Moston Pub Estate – various work including fencing and re flagging. Cost £80,000. This scheme is attached to the 5 year programme which is due to start shortly.</li> <li>4) Jolly Miller Estate - Walling Due to the contractor already being on site then it will only cost £35,000 to cover 72 flats.</li> </ul> <p>6.2 In order for the walling scheme on the Jolly Miller estates to proceed PM explained that the deficit of £70,000 for the Capital Improvement Works on the Jolly Miller estate would need to be found. Paul asked the Panel if they would agree for £70, 000 of Riverways environmental budget to be used for the Capital Improvement Works this year. The £70,000 would be replaced back into Riverways budget in the next financial year.</p> <p>6.3 JH commented that this looks unfair on Newton Heath as it appears that ¾ of the budget is being spent on Harpurhey.</p>	

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	<p>PM explained that the environmental works are part of a 2 year programme.</p> <p>MS added that any imbalance will be addressed. It is not considered feasible to deliver other schemes before April. He explained that there are other schemes in Newton Heath but that they are just not ready yet.</p> <p>RE commented that Harpurhey does cover a wide area and it has been ignored in previous years.</p> <p>ML wondered how Riverways panel has £70,000 to spare when they were oversubscribed on schemes.</p> <p>PM explained that some schemes need more consultation, some schemes are not deliverable this year. The schemes presented are the schemes that are possible this year. It is important that schemes are not rushed and are delivered correctly.</p> <p>KH commented that she advocated for Harpurhey but disagreed that the panel could not spend £70,000 on their chosen schemes.</p> <p>MS explained that it was only in this financial year that the £70,000 cannot be spent. Other schemes are being process costed but they will not be deliverable this financial year.</p> <p>The panel agreed that the £70,000 could be used for the Capital Programme Works</p>	
<p><b>7</b></p> <p>7.1</p> <p>7.2</p>	<p><b>Major Works Update</b></p> <p>Paul Maidment presented the Project Status Report</p> <p>VS asked if Northwards will redecorate a tenanted property after doing a re-wire.</p> <p>PM explained that when a property is fitted with a new kitchen or bathroom then the kitchen or bathroom will be redecorated. While the contractors are in a property they will determine whether the heating system and the electrics need updating. The decoration will be touched up in the case of a re-wire but a full redecoration would not be needed.</p> <p>IG highlighted a recent case of a re-wire where very little damage was done to the decoration.</p> <p>JH thought that the City Council has a policy of giving the tenant a choice of either the kitchen or bathroom redecorated or £200.</p> <p>PM explained that City Council would have only have paid £200 if the job was a stand alone re-wire but not when a re-wire is done in conjunction with other work.</p> <p>MG asked if new tenants that have just moved into a property with a new but basic kitchen can have a choice of kitchen or bathroom in the improvement works.</p>	

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7.3	<p>PM replied that yes they will still have a choice.</p> <p>RE mentioned he had heard rumours that people will have to use a mobile washing machine in the street while work is being carried out.</p> <p>PM explained that tenants will not be left without services.</p>	
<b>8</b>	<p><b>Repairs update</b></p> <p>8.1 Danny Whitelock presented the Local Performance Indicators.</p> <p>8.2 JH asked if it would be possible for actual figures to be presented along with the percentages. DW explained that the numbers involved are large enough for percentages to be meaningful but he would look into it.</p> <p>8.3 Item NHL 082 – number of variation orders. DW 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 at short notice. This should see a reduction in the figures for the next meeting.  ML commented that he thought this would not work because it adds extra cost in operative hours. Often the operative wastes time waiting for the surveyor.  BT explained that the operative still has the facility to perform minor works. But that the new system will be monitored.</p> <p>8.4 RE asked if Northwards recoups the cost of repairing a vandalised property from the tenant after they have vacated. DW replied that this issue is being looked into as Northwards are aware that it is a problem. The Area Panels will be consulted as part of carrying out any review.</p>	DW
<b>9</b>	<b>Constitution Review (Confidential)</b>	
<b>10</b>	<p><b>PLSM update</b></p> <p>Deferred to next meeting</p>	
<b>11</b>	<p><b>Any other Business</b></p> <p>NH reminded the Panel of the Wilton Panel Study visit on the 6<sup>th</sup> December.</p>	

ITEM	SUBJECT	ACTION
	<b>Date of Next Meeting</b>  17 <sup>th</sup> January 2006 at 6:30pm. Venue to be confirmed.	
	<b>End of Meeting</b>  The meeting closed at 9pm	