

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

**Minutes of Meeting held on 22 November 2007
at 1.30pm,
White Moss Road Local Services Office**

Chair: John Biggs

Present:	John Biggs(JB) Grace Choularton (GC) Pam Angelucci (PA) Carol Downes (CD) Dorothy LeMoignan (DM) Peggy Yuill (PY) Hazel Entwistle (HE) Tom Harrington (TH) Joan Fitzgerald (JF) Michael Hutton (MHu) David Heys (DH) Nicola Holmes (NH) Helen Walsh (HW) Mike Stevens (MS)	Panel Member Panel Member Panel Member Panel Member Panel Member Panel Member Panel Co-optee Panel Member Board Member Local Services Manager Head of Home Improvements Resident Involvement Officer Surveying Services Manager Director of Neighbourhood Services
-----------------	---	---

ITEM	SUBJECT	ACTION
1	<p>Welcome and Introductions</p> <p>Chair welcomed all attendees to the meeting. Members and Guest Speakers introduced themselves.</p> <p>A Quorum was in attendance.</p>	
2	<p>Apologies for Absence</p> <p>Mavis Harris, Julie Wilson, Basil Curley, John Ward</p>	
3	<p>Declaration of Interests/Confidential Matters</p> <p>None declared</p>	
4.1	<p>Election of Chair After a secret ballot John Biggs was elected Chair of the Fourways Panel.</p>	
4.2	<p>Election of Vice Chair After a secret ballot Peggy Yuill was elected Vice Chair of the Fourways Panel.</p>	
4.3	<p>Election process PY thought that it was normal practice for the number of votes cast and where they were cast to be made public.</p>	

ITEM	SUBJECT	ACTION
	<p>MS explained that this practice can compromise the anonymity of a secret ballot when the numbers of people taking part is relatively small.</p> <p>MS explained that the Constitution allowed people standing down from the Panel to vote and that people are allowed to vote for themselves. New candidates are not allowed to vote.</p> <p>PY commented that the process makes it difficult for new members to get onto the Panel.</p> <p>MS explained that the Constitution has just been reviewed by Panel members. There were different ways of doing these things: all had advantages and disadvantages.</p>	
5	<p>Minutes of the Last Meeting</p> <p>a) 18 October 2007</p> <p>The minutes subject to the following amendments were approved: The tree mentioned in item 7.7 did not have a preservation order on it.</p> <p>b) 18 October 2007 AGM minutes</p>	<p>Approved</p> <p>Approved</p>
6	<p>Matters Arising</p> <p>No matters arising</p>	
7	<p>Environmental Works Update</p> <p>7.1 DH updated the Panel with the latest developments on the environmental schemes.</p> <p>7.2 MHu asked the Panel to re-consider the car parking area for Cullen Grove. Consultation has been carried out, with responses gained from 20 out of 34 people (16 of who said yes).</p> <p>The Panel felt that more time should be given to the people who haven't yet responded and the results brought to the next Panel meeting.</p> <p>The Panel noted the update.</p>	<p>MHu</p> <p>Noted</p>
8	<p>Major Works Update</p> <p>8.1 DH circulated the project plan to the Panel and asked for feedback.</p> <p>The Panel liked the layout and thought it was easy to follow.</p> <p>8.2 JB made the point that it is essential that Northwards informs tenants about all the added inconveniences of the improvement Works in advance (eg plumbing, rewiring, decorating)</p> <p>DH thought this was a good point. It is explained in the leaflets but it could be</p>	

ITEM	SUBJECT	ACTION
8.3	<p>reinforced verbally.</p> <p>GC advised DH that the Broadmoss Centre would be a better location for the new door road show rather than the foyer of the block.</p> <p>DH agreed he would look into and explained that every tenant gets a choice of style and colour, even if it is different from their neighbours on the same floor.</p>	MHu
8.4	<p>HE highlighted a problem of no (or limited) disabled access on Mortimer Avenue.</p> <p>MHu said he would look into.</p>	
8.5	<p>Decorating Vouchers</p> <p>DH explained that once the existing B&Q vouchers run out then the new Johnstons vouchers will be used.</p> <p>The Panel noted the update.</p>	
9	<p>LSM Update</p> <p>MHu updated the Panel on local Void, Anti-Social Behaviour and Staffing issues. He also explained there has been a recent very successful drive to reduce the amount of voids at Northwards.</p> <p>PY asked for the Panel to be informed of the reasons that properties are refused.</p> <p>MHu explained this is all part of a bigger piece of work that is underway at the moment under the Allocations Review.</p> <p>PY expressed thanks to all Northwards staff involved in the Voids Challenge.</p>	Noted
10	<p>Community Update</p> <p>TH reported that there is interest in setting up a new Tenant and Resident Group in Moston.</p>	Noted
16	<p>Tenant Inspectors Update</p> <p>JB highlighted that he was concerned that the Tenant Inspectors do not appear to have carried out inspections in Charlestown.</p> <p>MS replied that the volunteer inspectors do choose the areas they want to inspect but that this point will be fed back.</p> <p>PY expressed concern the Environment Officers are not picking up the faults/dumped rubbish or other items that are being discovered by the Tenant Inspectors.</p>	MS to feedback to Seema Kohli

ITEM	SUBJECT	ACTION
16.3	<p>MS explained that this could be for a number of reasons, including that the eyesore has only just happened, or that there is action pending or possibly an Officer not being thorough enough. He said the tenant inspections were valuable in helping us to manage estate environments. He agreed that generally speaking they shouldn't be finding lots of problems – or if there were, they should be being dealt with. He would be concerned if there were too many problems or they weren't already being dealt with.</p> <p>JF added that the Inspectors should also consider looking at the external parts of the Housing Office, e.g. check for discarded cigarette ends etc.</p> <p>DM added that the Northwards sign outside White Moss Office is in need of cleaning</p> <p>GC added that many out of date posters are left in the reception area.</p>	MS to feedback to Seema Kohli
16.4	The update was noted.	Noted
11	<p>Action Plan Update</p> <p>PY updated the Panel on the Action Plan meeting. She suggested that more members of Fourways attend.</p>	
13.1	<p>Voids Standard</p> <p>HW updated the panel on the Void Process Review. The Empty Homes standard is now more detailed and specific which makes it easier to apply. PY explained she was pleased to see overflows, gutters and gardens in the standard.</p>	Noted
14	<p>IT Feedback</p> <p>MS invited comments on IT provision for Area Panels report. Fourways Panel Members could not see the need for IT provision for Panel members.</p> <p>However, JB said that his Tenants Association would be interested. The Panel noted the report and agreed with its recommendations.</p>	
15.1	<p>Complaints and Praise Quarterly Update</p> <p>NH circulated the Complaints Action Plan.</p>	Noted
17.2	<p>Any Other Business</p> <p>PY asked if the price of a property that has had Decent Homes improvements carried out is increased under the Right to Buy scheme.</p> <p>MS said he would have to check the specifics and feedback.</p> <p>JF expressed concerns that local Councillors don't attend more meetings. MS</p>	MS

ITEM	SUBJECT	ACTION
	said that Councillors receive papers and also meet on a regular basis with senior officers.	
	<p>Date of Next Meeting</p> <p>The next meeting will be on Thursday 24th January 2007 at White moss Community room at 13:00.</p>	
	<p>End of Meeting</p> <p>The meeting closed at 16:10.</p>	