

Northwards Housing Panel Meeting Minutes

Panel: Wilton

Date: 15 July 2008

6.45 p.m. to 8.45 p.m

Whitemoss Road Local Services Office, Community Room

Chair: Anne Heywood

Attendance:

Anne Heywood (AH)	Chair
Charles Taggart (CT)	Vice Chair
Joan Wilson (JW)	Panel Member
Mark Bainbridge (MaB)	Panel Member
Mike Bolshaw (MiB)	Panel Member
Sue Ratchford (SR)	Panel Member
Cllr Ken Barnes (KB)	Panel member
Gary Walsh (GW)	Repairs Manager
Steve Kirkham (SK)	Head of Home Improvements (Wilton)
Deborah Dalton (DD)	Performance Improvement Officer
Andy Wood (AW)	Head of Responsive and Planned Repairs
Claire Tyrrell (CMT)	Head of Neighbourhood Services (Wilton)
Jacqui Tomlinson (JT)	Local Services Manager
Diane Roberts (DR)	Governance Officer
Julie Goreham (JG)	Resident Involvement Officer (Minutes)
Mavis Wilkinson	Observer
Susan Edgar	Observer

From 6.15pm refreshments were provided and officers were available to answer questions. The formal meeting commenced 6.45pm

Item	Description	Action
2.	Welcome & Introductions Confirm Quorate	
2.1	The Chair welcomed all attendees to the meeting, and explained the meeting rules. Meeting was Quorate. Introductions were made, and the Observer's welcomed.	
3.	Apologies for Absences	
3.1	Apologies had been received from Jim Burke and Melanie Beckford	
4.	Declaration of Interests/Confidential Matters	
4.1	No confidential items were discussed. No Declarations of Interest were made.	
5.	Minutes of last meeting 15 July 2008	
5.1	The minutes were approved.	
6.	Matters arising	

6.1	<i>Item 6.3</i> The walkabout had not yet taken place and a report will come to the September meeting.	KB/MaB
6.2	<i>Item 8.9</i> KB reported that the works had not been programmed but will start in 2009-10	
6.3	<i>Item 6.6</i> JW had met with CMT but not with Arthur Kay. CMT will invite JW to meeting once arranged. KB felt that JW had done a lot of work in the area and hoped the project would benefit from CASH grants and/or Street Scene/Arthur Kay contributing funds. KB asked if Arthur Kay can contribute towards the cost of gardening tools. CMT explained that she would be meeting with Earl Gardener and Arthur Kay about the flower beds and supporting unpaid work. JW thanked CMT for her support with environmental issues in her area. CMT will pass this on to Elaine Gladstone.	CMT
6.4	<i>Item 6.8.</i> JG had written to Sylvia Parfitt but had no response. JG to follow up the letter with a phonecall	JG
6.5	<i>Item 13.1</i> CMT reported that she had spoken to Louise Huntingdon about the article on Payback. She reported that Payback had seen the article. JW was concerned that permission was not obtained for the photograph used. CT informed the panel that a meeting re the Autumn Natter would take place on 16 July and invited suggestions for content.	
7.	Tenant Incentive Scheme (Deborah Dalton)	
7.1	DD reported that the sub-committee had approved the changes to the Tenant Incentive Scheme which had been implemented following comments and concerns from the panels. The proposal will go to the board in July and comments were invited from the panel	
7.2	DD reported that there were 3 corrections to the report enclosed with the papers: item e. on p.11 should read "no current legal or enforcement action"; item f. should read "visitors in the last 6 months" and "included" should read "excluded"	
7.3	JW asked if a points system could be used, where points mean prizes. DD explained that similar schemes had been looked at for example reward stamps, but the decision had been to go with a prize draw. A similar scheme in Newcastle had won recognition during the audit process. DR explained that a points system is more costly due to the administration involved.	
7.4	MaB asked who would have the final say on what an 'untidy' garden was. DD explained this was the reason for adding "enforcement action" into item e in the report – a check will be made on the tenant before any payments for prize draws are made.	
7.5	KB asked if the scheme would be monitored and dropped if found to be unsuccessful. DD reported that there will be a review after 12 months. Baseline data will be collected so that the results can be measured.	
7.6	MaB asked if panel members would be exempt from the scheme. DD explained that they would not. However Board members and staff who are also tenants would be excluded.	

8.	Customer Profile (Diane Roberts)	
8.1	DR explained that 61% of the data for the profile had been collected, and a strategy was in place for reaching the 80% target. DR explained that a further report would be brought to the October meeting provided the 80% target had been reached.	DR
8.2	So far there was little variance across the panels. Wilton had a higher percentage of BME residents and refugees, as well as residents of the Muslim faith.	
8.3	CMT stated the importance of the survey as Northwards needs to know who is in the properties so that services can be targeted. New lets will be providing this information.	
8.4	KB felt that there were big differences within the Wilton area, with Cheetham having much more diversity in the population than Higher Blackley.	
9.	Major and Environmental Works Update (Steve Kirkham/ Claire Tyrrell)	
9.1	SK reported that most of the major works are going well and proposed that the panel received a quarterly overview with information in the papers and a chance to comment. This was agreed by the panel.	SK
9.2	SK circulated a calendar of the works which is to be given to residents and includes questionnaire to complete on a daily basis during their works. This will provide greater detail on the progress of the works. SR, CMT and MiB felt this was a good idea. JW asked if the questionnaire would still be completed at the end of the works. MaB asked if SK was confident that works would be carried out in 20 days. SK explained that the end questionnaire would still be carried out, but the additional information would give more detail, and show whether the 20 day target was being reached.	
9.3	SK explained that the scheme to offer the opportunity to private tenants for external works was being extended to internal works also, and congratulated MaB for bringing up the issue.	
9.4	SK circulated information on environmental schemes and a running total, explained this did not include the parking schemes.	
9.5	Centaur Way works are still in negotiation with Manchester Leisure and Groundwork. A 'space shaper' event will take place in September and the panel can attend. Groundwork have spoken to Melanie Beckford. More information will be brought to the September meeting. KB raised concerns that the panel had approved money for a football pitch not generally for the area, and if this was not suitable then the next scheme on the list should be looked at. CMT explained that there was an opportunity for match funding for the scheme, which is why it was being addressed in this way. KB was keen that a precedent was not set.	SK/CMT
9.6	SK explained that Queens Road maisonettes works were moving forward.	

9.7	JG reported that Hendham Vale was moving forward, two activity evenings and a fun day had been held on the estate accompanied by consultation on spend of the money. Signs for the area and planters have been discussed. The tenants are next meeting with Groundwork on 17 July.	
9.8	SK reported that a temporary access was being negotiated with 16-18 Cooper Lane. The gardens would be reinstated. KB felt that this would have been a perfect site for a community garden, if access was available. SK explained that the land would be turfed and left in a good state.	
9.9	SK reported that the Central House scheme is going well	
9.10	SK reported that bollards will be inserted into Temple Square towards the end of August. AH asked if letters could be sent to residents to ask them not to park on the pavements to prevent the renewed paving stones from getting damaged again. CMT said this could be done, and action taken if slabs were damaged	CMT
9.11	MiB raised the issue that there were no schemes in Crumpsall, and felt the panel needed to encourage members from this area. CMT explained that there would be a new round of funding for environmental projects, with decisions made in November	
9.12	CMT distributed costings and information on the car parking schemes. Groundwork had completed a feasibility study on the car park proposals which had been put forward. It had concluded that there was the greatest need and impact for a scheme at Finningley Road and Torcross Road, followed by Weldon Avenue and then Northridge Road. £156,000 is available and the cost of all 3 schemes would be £228,000. KB asked if the schemes could go over-budget or be run into the new financial year. CMT replied that they could not. MaB felt that the study did not take into account vandalism of vehicles. KB felt that the Finningley Road scheme was not the one which had been asked for. After some debate KB made a proposal that the Weldon Drive and Northridge Road schemes go ahead, and the others carried forward for consideration in November. A second proposal was put forward that the report's recommendations be followed i.e. remove the Northridge Road scheme, and fund the others. A vote took place, with the second option being carried (by 3 votes to 2, with 1 abstention). CMT to investigate the possibility of Northridge Road residents driving across the green, and report back to next meeting	CMT
9.13	Pot of Gold CMT circulated information on costs for the options Wilton Panel had shown interest in at the Pot of Gold event. The panel has £30,000 to spend. It was suggested that 3 youth events take place in the 3 wards. A proposal for items 2 + 6 on the list – youth consultation event (£2000, + £5000 for follow-up activities) and a community day (£3000) be held in each ward. A second proposal of Security Lighting was made (£15,000). The first was carried with 5 votes to 1 vote, no abstentions.	

10.	[Note: Items 10 and 11 on the agenda were swapped over] Chair/Vice Chair Review Meeting (Anne Heywood)	
10.1	a)/c)/e) AH encouraged attendance at the Area Panel Social. AH asked for volunteers for a sub-group to look at the area panel constitution – SR, JW and CT volunteered. AH reported that boards for environmental works funded by the panel would advertise the area panel with the logo	
10.2	b) AH asked for volunteers for the Knockout event. CT, JW and AH volunteered, as did Mavis Wilkinson. The group discussed ideas for the area panel stall. Ideas included competition with baby pictures of panel members, stocks with sponge throwing, living statues.	
10.3	d) DR asked if the panel was still happy with holding training sessions on Saturday mornings at the Waterloo centre. They agreed this was fine.	
10.4	f) DR asked if the panel were happy with the format of meetings, for example the length of the agenda. The panel agreed that these were fine.	
10.5	g) DR reported that progress was being made around Removing the Barriers, and a review would take place in 3 months. CMT explained that the report could be commented on and changed as the panel saw fit.	
11.	Repairs Quarterly Update (Gary Walsh)	
11.1	GW apologised that the report had not been available in the papers and explained that it was due to the figures coming in too late.	
11.2	SR asked for the cause of a decrease in target 817. GW explained that it was difficult to draw conclusions. AW explained that it would be easier to get better information when the hand-held devices are introduced. SR asked if residents would input into the held-held device if they need another visit, AW said that it would.	
11.3	The panel discussed whether to include the figures in the papers. It was felt that it would be helpful to have a report in the papers and update at the meeting. AH asked if the hand-held devices would enable the figures to be obtained more quickly. AW explained that the process of introducing these for all repairs items would take some time, but potentially in the long term it would	
12.	LSM update (Jacqui Tomlinson)	
12.1	JT explained that the Voids target for September had already been reached. SR congratulated the team.	
12.2	JT explained that there are 52 cases with the ASBAT team, 23 of these are in the Wilton area. Following the young person receiving an ASBO leaflets have been distributed in the area. MiB thanked the team on behalf of the neighbours of the young person.	
13.	Community Update and Governance	
13.1	a) JG distributed copies of Revolve and invited contributions	

	for the next issue.	
13.2	b) JG explained that the recruitment was ongoing for the tenant vacancy. SR reported that a leaseholder was interested in being co-opted onto the panel.	
13.3	d) SR reported that the study visit had been very informative but that it had been poorly attended.	
13.4	e) SR reported that the respect event had been very good and well attended.	
13.5	f) JG asked if the panel were happy with holding the AGM on 21 October in Cheetham Hill. They agreed that this was fine.	
13.6	g) JG explained that there is a vacancy for Tenant Board member, and encouraged the panel to inform people.	
13.7	h) JG circulated fliers for the AGM and northAwards and encouraged the panel to complete these before the deadline on 25 July	
13.8	i) JG explained that there would be 'pods' of flower displays left from the RHS Tatton show entry from Victoria Square and that invited attendees to put their name forward to have one of these sited in their area. JW and Mavis Wilkinson asked for these.	
14	Re-inspection programme	
14.1	The panel discussed whether to have an August meeting and agreed to cancel it and instead to attend a briefing on re-inspection on 20 August. Details to be sent to the panel.	JG
15	Any other business	
15.1	MiB asked how he should dispose of old panel papers. CMT advised that these can be brought to a future meeting/into the office to be shredded	
15.2	MaB thanked JG for her work at Planthill Park fun day.	
16	Date and Time of Next Meetings	
	<ul style="list-style-type: none"> a) Area Panel Social 24 July 2008 b) August meeting 20 August 12-2 c) It's a Northwards Knockout – 13 September d) Awards and AGM – 2 October e) Area Panel AGM 21 October 	

Meeting closed at 8.45pm