

Northwards Housing Panel Meeting Minutes

Panel: Wilton

Date: 07 April 2009

6.30 p.m. to 8.30 p.m

Cheetham Hill Local Services Office, Community Room

Chair: Anne Heywood

Attendance:

Anne Heywood (AH)	Panel Member (Chair)
Charles Taggart (CT)	Panel Member (Vice-chair)
Sue Ratchford (SR)	Panel Member
Mark Bainbridge (MaB)	Panel Member
Mavis Wilkinson (MW)	Panel Member
Cllr Ken Barnes (KB)	Panel Member
Melanie Beckford (MeB)	Panel Member
Steve Kirkham (SK)	Head of Home Improvements
Claire Tyrrell (CMT)	Head of Neighbourhood Services
Jacqui Tomlinson (JT)	Local Services Manager
Gary Walsh (GW)	Repairs Services Manager (Fourways)
Gary McFarlane (GM)	Deputy Neighbourhood Warden Manager
Fiona Maddox (FM)	Recycling Awareness Team
Julie Goreham (JG)	Resident Involvement Officer

From 6.00pm refreshments were provided and officers were available to answer questions. The meeting commenced 6.30pm

Item	Description	Action
1	Welcome and introductions	
1.1	a) AH welcomed attendees to the meeting	
1.2	b) Quorate could not be confirmed, though it would be reached on the arrival of KB. It was decided to move forward to the first information item, and return to the agenda once KB had arrived.	
6.	Recycling Awareness Team (Fiona Maddox)	
6.1	FM explained that a consultation had taken place around changes to recycling collections in Manchester and that a new system is now being rolled out. She outlined the changes to the scheme and how it would affect householders. Residents will be consulted on whether they have twin bins, box and a bag or a communal recycling site. Cardboard, plastic and cartons will be able to be collected in addition to items currently collected. Collection will take place on the same day as general waste, alternating which recycling items are collected.	
6.2	MaB was concerned that the bins would not be big enough to hold all the waste. FM explained that a larger version of the bin could be provided where needed. MeB asked about those who do not or will not recycle. FM explained that they are working hard to educate people and make it as easy as possible to recycle. Enforcement	

	might be an option, much further down the line if all other efforts do not encourage people to recycle.	
6.3	SR asked about services to walk up flats. FM explained that the council is working with housing providers and agencies to work out solutions for flats including multi-story blocks. They will receive a service, and will be informed when it is ready to launch.	
6.4	MW asked is there are smaller bins for pensioners. FM explained that the recycling bins are the same size as the smaller sized general wheelie bins. But, for those who find bins difficult to handle they are asked if they can share with a neighbour, or, where needed, there is an assisted collection service.	
6.5	KB asked if the green bin would include cooked food. FM explained that the collection of green and raw food waste would be rolled out this year to properties without gardens. A trial is currently taking place in Wythenshawe and Chorlton to collect cooked food and garden waste. If successful this will be rolled out.	
2.	Apologies for Absences	
2.1	Apologies had been received from Jim Burke, Joan Wilson, Charles Taggart, Danny Whitelock and Marjan Bazargan.	
3.	Declaration of Interests/Confidential Matters	
3.1	There was to be a request for observers made under 14 c). No Declarations of Interest were made.	
4.	Minutes of last meeting 03 March 2009	
4.1	The minutes were approved.	
5.	Matters arising	
5.1	5.1 KB raised concerns that not all of the areas that need maintenance are on the Grounds Maintenance schedule. He suggested that a map be circulated with the minutes so that panel members could mark out these areas. As the map would be large CMT suggested it be brought to the meeting.	CMT
5.2	5.2 British Gas Partnership JG explained that unfortunately the money had not come through from British Gas in time to fund the ice rink during Easter holidays. However, it was still available, and she asked panel members whether they felt it should take place over 2 weekends in June or during the summer holidays. It was agreed to hold the events early on in the summer holidays.	JG
7.	Northwards Wardens (Gary Macfarlane)	
7.1	KB asked about the junior wardens scheme. GM explained that it takes place within schools. AH asked if the scheme is being expanded to more schools. GM reported that it is.	
7.2	GM explained that the wardens would be moving to a shift pattern with a later finish. This will start from w/c 4 May. MaB expressed concern that the wardens would be finishing as young people started to cause a nuisance. GF explained that the shift patterns had been agreed in consultation with the staff and would enable the wardens to attend community events as well as addressing ASB.	

	They would pass on information to the police as they finished their shift. MW asked if the shifts would change during winter. GM explained that they would not.	
7.3	MeB expressed concern that Centaur Way's off road bike problem was not listed on the handout of issues GM had circulated. GM explained that this was not an exhaustive list, but was distributed to give the panel an idea of the issues the wardens were addressing. JT explained that the wardens were given tasks via the Local Tasking Meetings, attended by the police, housing etc.	
7.4	MaB asked why the Private Finance Initiative areas (Collyhurst etc) were included in the Wardens area. GM explained that they paid into the scheme so that it would cover that area.	
8.	Business and Delivery Plan Update (Claire Tyrrell)	
8.1	CMT explained that the final draft of the business plan was with Steve Wood, and the final version would be brought to the May meeting.	
9.	Repairs Quarterly Update (Gary Walsh)	
9.1	GW distributed a report on repairs and explained that the improvement in performance had been maintained. Eight of the thirteen KPIs has been exceeded. The main issues were the heating service. GW is chairing a Heating Repairs Service Group and making changes, for example with On Call staff, to improve the service.	
9.2	AH asked if improvements should be seen with the handheld technology. GM explained that there are only 23 handheld devices in use currently and these are not feeding into this performance data, but problems with the IT are being resolved.	
10.	Major Works Update 2008 (Steve Kirkham/Claire Tyrrell)	
10.1	SK explained that the decency works are on target and within budget, with the performance indicators being met.	
10.2	KB asked if it is possible to check works timetables online. SK confirmed that it is. It provides an approximate date, and is updated with more specific information when this becomes available. www.b3.manchester.gov.uk/northwards/improvements/	
11.	Environmental Works Programme 2009 (Steve Kirkham/Claire Tyrrell)	
11.1	SK reported that the cost for the Babbacombe scheme had been brought down to £15,000 by attaching it to the Torcross/Finingley scheme, making a total of £53,000 for this scheme. The panel recommended the scheme for approval. CMT explained that this recommendation would go to the asset management subcommittee.	
11.2	SK reported that a £35,000 costing had been obtained for Chain Road. KB asked if it would be possible to do scheme with a reduced specification – breaking up the concrete and carrying out some landscaping. CMT will ask landscapers to provide a quote.	CMT
11.3	SR felt that the costing for Acre Top/Ruthin Avenue could be reduced and money given for benches in Liverton Court which had been asked for via the tenants group. CMT felt that the scheme	

	would be likely to cost half of what was allocated, and sought the panel's agreement to make these changes. The panel agreed.	
11.4	MaB asked if a quote could be obtained for fencing on Glenthorpe. KB asked if there could be a gate and path. CMT suggested that the residents be consulted about whether they wanted a gate or fencing. The panel agreed.	
11.5	CMT explained that some schemes had been brought forward for Cheetham including: <ul style="list-style-type: none"> ● replacing tall plants with low lying shrubs on Kilmarnish – cost approximately £2500 ● repairing and painting garden walls around the Camdale Walk area on the Waterloo Rd West estate with the aim of improving the look of the area and thereby hopefully reducing fly tipping (if the approach works it could be rolled out elsewhere) – cost £6000 ● kick rails and barriers to prevent off road bikes, replacing missing bollards – cost £6500 Total cost £15,000-20,000. The panel agreed.	
11.6	MeB asked whether anything could be done with the vacant building on Greenland Street. CMT/JT will look into the ownership of the building	CMT/JT
11.7	SR asked if improvements could be made to waste land at the rear of Crossfell Avenue. CMT said that this could be put forward and included in the Open Space consultation.	
12.	Environmental Works Update 2009 (Steve Kirkham/Claire Tyrrell)	
12.8	AH asked when the line marking would be carried out on the Appleford Estate. SK explained that it would be in May or June. She reported that the no parking sign is still not on the gate by Queens Road maisonettes about parking.	CMT/JT
13.	LSM Update (Jacqui Tomlinson)	
13.1	Voids JT reported that the ready to let figures are currently high as there are a lot of properties coming back from the contractors, and because of high levels of terminations. The rehousing team has been assisting with lettings.	
13.2	Anti-social behaviour JT reported that there were fifteen cases from the Wilton area with ASBAT. There had been two notices for possession, both in Higher Blackley, with trial dates. There had been two ASBOs in Cheetham Hill, and one possession in Crumpsall. Currently there is a 8-9 week wait for bailiffs.	
13.3	Staffing JT reported that all the housing assistants are currently in work. Sharona Robinson has filled the NSO vacancy for Cheetwood and will be starting in post in the next week or so.	
14.	Community Update and Governance (Anne Heywood/Julie Goreham)	
14.1	a) JG asked if the panel were happy with the work programme which had been circulated in the papers. The panel supported this.	

14.2	b) JG circulated copies of Revolve	
14.3	c) Kate Shannon had expressed interest in attending as an observer. The panel approved this.	
14.4	d) JG reported that the next in the series of tenants events would take place on 28 May and will be a Food and Dance festival. Northwards would be having a major role in the Queens Park festival in Harpurhey on 11 July, and holding an event in New Moston in September	
14.5	e) CMT reported that the first meeting had been held for the Resident Involvement Agreement update and work was being progressed	
14.6	f) CMT reported that the work was almost complete on the constitution. Steve Wood will need to look at this and it will go to a full meeting, probably the July social event, for approval. The group is now meeting to look at the action plan, and will report back in July	
14.7	g) Information has been sent to the Tenants Services Authority following the local conversation. There is no further update from the TSA at present	
15	Any other business	
15.1	MaB asked whether tenants needed approval from Northwards for installation of driveways. SK felt that this would be needed. CMT will look to put an article in the next Natter (or the Autumn one if summer is full)	CMT
16.	Date and time of next meetings	
	a) Area Panel Meeting 5 May 2009, Cheetham Hill Local Services Office b) Regeneration Tour Saturday 2 May 2009	

Meeting closed at 8.05pm