

East Brent Area Housing Board Meeting

3rd December 2009

1. Introductions and Apologies

Present:

Member

Pauline Fell
Jeanette A'hearne
Madeleine Coffey
Patricia O'Connor
Patricia Hogan
Al Forsyth
Lillian Belafonte

Area of Representation

Chair
Windmill Court TRA
Cavendish Close TRA
Cavendish Close TRA
Kilburn Square Housing Co-Op
Brondesbury TRA
Gladstone Park Estate TRA

Officers and Visitors: Corrine Daley; Clerk BHP, Christina Byrne; Neighbourhood Services Manager BHP, Sharon Carter; Neighbourhood Services BHP, Karin Jaeger; BHP Board Member, Sandra Royer; Director of Housing Management BHP, Daniel Ferreira Wettons, Chris Graham and Sadiq Mohammed; London Tenants Federation and Barry Cheese; observer.

Apologies were received from Cllr Jones, Pauline Share, Sabrina Taylor, John Squires, Sergeant Foudy, and Felicity Jewell.

Agenda Item	Minute	Action
2. Minutes of the meeting held 8th September 09	<p><u>Item 2 Minutes of the AHB meeting of 2nd June 09;</u></p> <p>Item 6 – insulation programme. S Carter advised that no decision is expected before the next financial year regarding any additional funding.</p> <p><u>Item 3 - Minutes of the BHP Board Meetings;</u></p> <p>Item 65 Regeneration of the North Circular Road – C Byrne advised that M Clarke is an officer with the council's Regeneration Team</p> <p><u>Item 9 - Fire Risk Prevention;</u></p>	

	<p>S Carter advised that the Health and Safety works update is now included as part of the Major Works report presented at each AHB.</p> <p>Resolved: That the minutes be a true and accurate account of the meeting.</p>	
<p>3. Minutes of the BHP Board Meetings of 9/9/09, 24/9/09 and 21/10/09</p>	<p>24th September 2009</p> <p><u>Item 10 – Sub Committee Reports;</u></p> <p>C Byrne advised that funding is still available for community projects from the Community Fund Panel, and that applications need to be in by the middle of January 2010.</p> <p>P Fell queried why Kilburn Square were not eligible for funding. C Byrne advised that the community funding is taken from the HRA therefore, Kilburn Square would need to set aside their own funding from their management and maintenance allowance.</p> <p>21st October 2009</p> <p><u>Item 14 – Result of ballot for tenant board members</u></p> <p>P Fell congratulated K Jaeger on her re-appointment to the BHP board. K Jaeger thanked P Fell and all who voted for her.</p> <p><u>Item 17 – Office Accommodation</u></p> <p>It was noted that the lease at Chancel House expires in 2014 not 2114 as minuted.</p>	
<p>4. BHP Quarterly Performance Report</p>	<p>C Daley went through the report highlighting areas of poor and strong performance.</p> <p>P Fell asked for clarification on the responsibility of Vulnerable Tenants of the TMOs. S Royer advised that the TMO is responsible as BHP no longer manage the Elders Contract within the</p>	

	<p>Housing Support Team. A referral should be made to START Plus through the Housing Resource Centre at Mahatma Gandhi House. Referral forms are available on request from BHP.</p>	
<p>5. London Tenants Federation</p>	<p>S Mohammed and C Graham attended the meeting to give a presentation on the aims and objectives of the London Tenants Federation (LTF).</p> <p>The LTF are a regional body with a seat on the National Tenants Voice and recognised by government, providing a route for tenants to have a voice at national level to discuss local issues.</p> <p>They aim to bring together as many TRAs as possible to discuss regional and national issues / policies common to all residents and provides a forum to discuss and debate ideas providing a louder voice for council tenants. A forum for borough wide bodies to get together to discuss issues and feedback to government.</p> <p>They also agree and provide joint responses on issues affecting London boroughs and assist and encourage individual responses.</p> <p>S Mohammed welcomed attendees to the West London Regional Meeting being held on 9th December 2009 at which there will be discussion on housing issues and regeneration plans for the region. The LTF are keen to have participation from Brent TRAs.</p> <p>C Graham advised that the LTF work on a consensus and rarely vote on issues, a process which has worked very well over the last 7 years. They look at issues and how they might impact the council tenants of London; handing out copies of new letters and leaflets relating to their forthcoming meeting, and invited questions.</p> <p>S Mohammed and C Graham invited questions;</p> <p>J A'hearne asked how different the LTF were</p>	

	<p>from the National Tenants Voice. C Graham advised that the LTF has a seat on the NTV where as when the NTV was originally set up, there were no tenants represented. LTF works on the principle that borough representatives are the democratic of the group. The represent London at National level.</p> <p>C Byrne advised tenant that the LTF were a very influential group with which BHP / Brent are not yet involved with. S Mohammed is very keen to get Brent tenants involved and offered a rotation system for representation so that all the AHBs can be represented. i.e. 2 reps and 2 deputies.</p> <p>P Fell and J A'hearne may attend the meeting on December 9th, and J A'hearne stated that she would like to look into the LTF for more information before making a decision to represent East Brent.</p> <p>K Jaeger asked if the LTF is made up of Council tenants only or are RSL tenants involved too. C Graham advised that they were purely Council tenants and leaseholders; however the government has said that they want the LTF to be cross tenure. The LTF have looked into this and would like to involve RSLs, however the funding that they received from London Councils will cease if RSLs are brought onboard. Therefore they can attend meetings but only as observers. K Jaeger stated that it's not only refreshing but also healthy to have a body that is specifically for Council tenants because they are just as important as RSL tenants who are very heavily supported and represented by other bodies.</p>	
<p>6. Compact Update</p>	<p>C Byrne summarised the report:</p> <ul style="list-style-type: none"> • Spot checks – these are now carried out monthly increasing the monitoring with Wettons. There have been a lot of defaults served over the summer and Wettons are working on improving their performance. • Walkabouts – the schedule for next year will be available in March 2010. 	

	<ul style="list-style-type: none"> • Quarterly contract monitoring meeting – the merged quarterly meetings are working very well with the next meeting taking place on 16th December 2009. C Byrne reminded the board that there is a surgery before the meeting at 9:30am – 10:00am. • Increase of Post Inspections – with the quarterly inspections and the blitz work, the team are currently aiming for 100% post inspections. C Byrne will report to the next meeting. • Block Champions – the training has taken place, with more sessions scheduled for the coming months. C Byrne reminded the board that the NST are always looking for more block champions, ideally all blocks and estates should be represented. • Installation of bike boxes – money is available for bike racks via Brent Council. Please contact the NST if any RA would like one. • Notice boards – these have all been ordered for areas without a notice board. P Fell commented that they had been on the compact for a while. C Byrne advised that they are very expensive; however they have now been ordered and will be installed once delivered. • Training brochure – will be available at the end of December for next year. C Byrne encouraged members to come along as in the past courses have all received very good feedback. • Playgrounds – weekly health and safety inspections are now taking place plus quarterly operational inspections and annual contractor inspections. <p>C Byrne advised that there are still some items outstanding which will be included on next year's compact. Please keep updating the NST with work as it is an ongoing working document for the East Brent Neighbourhood.</p>	<p>C. Byrne to action</p>
<p>7. Major Works Update</p>	<p>S Carter advised of the apologies of S Gillam and presented the report on his behalf advising of</p>	

	<p>projects planned for the area;</p> <ul style="list-style-type: none"> • The works planned for Avonhurst, Peasecroft, Garfield, & Frontenac are on hold whilst a decision is made on funding. • The DTV works have now started. • Fire Safety – there is now a regular update as part of the Major Works report which will provide updates on ongoing works and action taken following the report presented at the last meeting. <p>P Fell asked what works were being carried out at Summit Court. S Carter advised that the report stated external and communal decorations.</p> <p>P Fell queried the concierge service at South Kilburn, asking if the Wardens operated there also. K Jaeger confirmed that both services were in place.</p> <p>S Carter advised that there will be some publication regarding people’s awareness of emergency access to estates. The yellow lines will also be re-painted.</p> <p>A Forsyth requested a reminder to tenants not to use the batteries from their smoke alarms in anything other than their smoke alarms with Christmas coming.</p>	
<p>8. Environmental Improvement Programme Update</p>	<p>S Carter advised that all quotes have now been received which are being checked in order to start the works as soon as possible, reminding the board that the health and safety works are chargeable to leaseholders.</p> <p>31 requests have been received for 2010 /11, however they are on hold pending funding for next year.</p>	
<p>9. LEQ Update 1st July to September 2009</p>	<p>July – September showed 32% gold, 37% silver and 31% bronze estates, compared to 16% gold, 70% silver and 14% bronze or April – June.</p> <p>This clearly shows an increase on gold estates.</p>	

	The increase in bronze estates is due to the work identified at the blitz as health and safety which is heavily weighted.	
10. Results of Cleaning & Grounds Maintenance Survey	<p>S Carter presented the results of the survey carried out in September 2009;</p> <p>93% of residents were satisfied with the internal cleaning. 95% of residents were satisfied with the external cleaning. 86% of residents were satisfied with the grass cutting. 84% of residents were satisfied with the communal repairs.</p>	
11. A.O.B.	<p>C Byrne advised that Sgt Foudy has welcomed RA reps to attend the Safer Neighbourhood Panel meetings. Please contact C Byrne if you are interested.</p> <p>C Daley announced that she will be managing the Kilburn Repairs Team for 2 years whilst Andrew Reid is on a secondment.</p>	

The meeting closed at 8:35pm having concluded its business.

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P Fell, Chair