

## Wembley Area Housing Board Meeting

16<sup>th</sup> June 2009

### 1. Introductions and Apologies

#### Representative in attendance:

Geoff Loveridge	Chair
Stephen Halliwell	Alexandra Court TRA
Jenny Halpert	Alexandra Court TRA
Emily Dee	Aneurin Bevan Court TRA
Brian Litchfield	John Perrin Place TRA
Olive Knight	John Perrin Place TRA
Joan Brereton	Hyde Ct TRA
A Jain	Lodge & Manor Ct TRA
Mrs K Rafferty	CAM Estate TRA

**Visitors and observers Present:** Christina Byrne – Neighbourhood Services Manager, Peter Winchcombe – Electrical Services Manager, Christine Bedward – Neighbourhood services, Corrine Daley – Income Management Manager, Sharon Haywood – London Tenants Federation, Cllr Baccus, Cllr Eniola, Cllr Barker, Cllr R Moher, Cllr Crane, and M Grand of Banting House.

Apologies for absence were received from Ken Holmes, Cllr J Maher, Cllr Fernandes, Cllr Lorber, Martin Curran, Mr Fry, Alan Poutney, and Mrs Dougan.

Agenda Item	Minutes	Action
<b>2. Minutes of the Meeting held 12th March 2009</b>	The minutes were agreed as a true and accurate account of the meeting.	
<b>3. Minutes of the BHP Board</b>	No issues raised.	
<b>4. BHP Quarterly Reports</b>	C Daley went through the report highlighting areas of good and poor performance.  No issues were raised.	
<b>4a. London Tenant Federation</b>	S Haywood from the LTF advised the meeting that he LTF is funded by Councils to bring tenant organisations together on decision making at regional	

	<p>levels.</p> <p>There are 5 sub regional levels in London, and they are looking at accommodating Brent’s Tenants within their structure in order to attend meetings with tenants from across the board i.e. Housing Associations, private and other Councils. The meetings are open and S Haywood invited BHP to send elected representatives from the AHBs to attend. As well as the open meetings, the LTF also host conferences on leading issues.</p> <p>The federation responds to consultations such as the London Housing Strategy and have good links with other housing agencies such as Shelter.</p> <p>The AGM is being held in June and S Haywood advised that anyone wishing to attend would be very welcome. Details of all meetings until September are detailed in the information packs provided.</p> <p>Anyone interested in getting involved should contact C Byrne.</p>	
<p><b>5. Neighbourhood Improvement Compact</b></p>	<p>C Byrne advised that BHP have produced a pictorial guide which provides clear images showing how the LEQ ratings are awarded. Please contact the office if you would like to have a mini training session on the LEQs.</p> <p>C Bedward went through the report updating on the progress.</p> <p>C Bedward went on to advise that a pilot is currently being run to tackle communal repairs. The team are blitzing blocks by area ensuring that any repairs requested are carried out, then post inspected whilst Linbrook’s are still on site to ensure a speedy turnaround.</p> <p>C Bedward advised that there will be a “Managing Finance” course held at Chancel house Thursday 25<sup>th</sup> June.</p>	
<p><b>6. Major Works update</b></p>	<p>P Winchcombe went through the report advising of works due in the Wembley areas.</p> <p>S Halliwell queried if the insulation programme under</p>	

	<p>3.3 would be carried out across the borough this year. P Winchcombe advised that he believed it would be, however he would check and confirm.</p> <p>Cllr Crane queried when external decoration would be carried out at Westcroft Court. P Winchcombe advised that Major works confirmed that there are no external decorations, window or roof works planned for this nor next financial years.</p> <p>S Halliwell reported that there were problems with mould occurring in some of the flats at Alexandra Court, and asked if it was a Repairs, or Major Works issue. P Winchcombe advised that Major works have inspected the properties which have reported mould in the lounge area. They have assessed the problem and concluded that this is due to condensation and not an issue with damp. Residents have been advised how to control this lifestyle problem.</p>	
<p><b>7. Environmental Improvement Programme Update</b></p>	<p>C Byrne gave an update on the works carried out last year and advised that the budget for 2009/10 will focus on health and safety issues such as paving, resurfacing, paving etc. These works will be subject to Leasehold consultation as they are repairs and will therefore carry a charge.</p> <p>C Byrne went on to advise that there has been a low response for projects for 2010/11.</p> <p>B Litchfield asked if the outstanding works for 2008/9 will be looked at this financial year. C Byrne advised that they would be part of the following year (2010/11), for which the projects should be decided at the September board.</p> <p>B Litchfield advised that he felt the 50% response rate required for consultation was too high especially as it was carried out by post. C Byrne advised that following some issues in other areas in previous years, where residents had claimed that they were not in agreement with projects carried out which resulted in further costs to BHP, L Footer had concluded that 50% agreement was required before a project would be carried out.</p>	
<p><b>8. LEQ Update</b></p>	<p>C Bedward went through the report highlighting that</p>	

	<p>39% of the estate are Gold rated, 52% Silver and 6% Bronze.</p> <p>C Bedward went on to advise that there are plans to increase the LEQs to monthly inspections, however the team are waiting for confirmation of additional resources required to make this a reality. The benefit of this would be more accurate reporting in areas with multiple blocks as each block would be reported on individually.</p>	
<b>9. Cleaning and Grounds Maintenance Survey</b>	<p>C Bedward reported the results of the quarterly survey of a 10% sample of the residents in the contract areas. This last survey had been carried out by telephone due to the history of a low return with postal votes. This method proved to be successful and the survey will continue to be carried out by telephone.</p> <p>29 of the 43 blocks surveyed had satisfaction of 90% and above. This means that both contractors will be awarded bonuses. Wettons - £1,154.39 and Connaught £450.69</p>	
<b>10. BHP Community Fund</b>	<p>C Byrne reminded the board that BHP has a community fund of £30k to invest in community projects. The panel have advised that they would like more BHP residents to apply for funding as most of the fund goes to external applicants.</p> <p>Applications are available on line or by phoning the office. The closing date is 1<sup>st</sup> July 2009</p> <p>C Byrne reminded the board that funding is also available from external organisations, and that the team can assist with applications.</p>	
<b>11. A.O.B.</b>	<p>A Jain sadly reported that Arthur Tompkinson passed away peacefully in his sleep, whilst surrounded by family on Sunday 14<sup>th</sup> June 2009 at 2:30 after a long illness.</p> <p>A Jain said that Arthur was more than just a neighbour; he was his friend and mentor who was always supportive despite being ill.</p> <p>C Byrne added that he will be missed by everyone.</p> <p>A Jain went on to advise that Arthur will be cremated</p>	

	<p>and his ashes scattered. The family are happy for attendance at the funeral . A Jain advised that he will be arranging a collection for the Macmillan Nurses and will forward C Byrne the funeral details once they are received.</p> <p>B Litchfield requested that BHP write a letter of condolences to the family. A Jain advised that he had brought along some paper for people to leave messages that would be included with the card to the family.</p> <p>-----</p> <p>---</p> <p>G Loveridge stated that he finds the paperwork very confusing as some front pages of agenda items start on the back of the previous. He requested that each agenda item start on a new page for ease of reference.</p> <p>C Byrne stated that this would not be possible with the current resources available and also it would be a waste of paper. It was agreed that he start and end numbers for each item would be on the agenda. S Halliwell agreed that it would be a waste of paper and stated that as long as the numbering is correct, there shouldn't be any problems.</p> <p>C Byrne reminded that there is a trip to Bognor Regis arranged for 11<sup>th</sup> July 2009. It is £5, and free to under 2's and the over 60's.</p>	
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The Meeting closed at 8:20 having concluded its business

Signed.....

Geoff Loveridge

Chair

