

F I R S T C H O I C E H O M E S O L D H A M
C H A D D E R T O N L O C A L B O A R D

*Minutes of a meeting held on Thursday 18TH May 6.15pm
At Falcon Centre.*

1. WELCOME INTRODUCTIONS AND APOLOGIES

Present:

Councillors: Dave Hibbert, Jeremy Sutcliffe

Tenant Members: Chris Brown, Pat Brown, Julie Kirkham

Independent Member: Jane Lancaster, Pauline Richardson

In attendance:

FCHO Officers: Hugh Broadbent (Chief Executive) Paul Hill, Deborah Jamieson, Paul Shelmerdine (minutes)

The Chair welcomed all to the meeting and introduced all Members present.
No apologies had been received.

2. ANY ITEMS OF URGENT BUSINESS INTRODUCED BY THE CHAIR

There was no urgent business.

3. TO RECEIVE DECLARATIONS OF INTEREST IN ANY CONTRACT OR MATTER TO BE DISCUSSED AT THIS MEETING

There were no declarations of interest.

4. TO APPROVE THE MINUTES OF THE MEETING HELD ON 20TH APRIL 2006

The minutes of the meeting held on **20th April 2006** were agreed as a correct record.

5. MATTERS ARISING

There were no matters arising

6. PUBLIC QUESTION TIME

A number of residents/tenants, in attendance at the meeting, asked questions under the Public Question Time forum as follows:-

Peter Briggs of Sultan Square expressed thanks at the landscaping in the area. However, he stated that local youths were wrecking the bushes. He also expressed concern that that chippings were being blown away revealing the black linings and emphasised the high maintenance of the chippings.

AGREED: Housing Officer to investigate and to report back to this Board.

Mr. Briggs also questioned the improvements to the Melbourne street estate. He said that he understood that the area was split into two distinct zones but work had not started on his mother's property.

In response, Deborah Jamieson explained that Decent Homes work in the area was being split into two phases and that work would commence this financial year. In response to a further query from Mr. Briggs it was agreed that the sign at the Melbourne Estate would be taken down once the works were complete.

Ms. Vicky Crane and Ms. Sheila Clynes raised the following questions

Builders are leaving rubble at the site of the new parking spaces at 78-108 Park view and there is insufficient lighting of the parking bays

In response, Deborah informed the Board that an Inspector from Health and Safety had declared the area as adequately lit. She agreed, however to request a re-inspection.

Refuge: A man from refuge had stated the need for two communal bins and a recycling bin. Currently there was only one communal bin and this was inadequate and was leading to a large amount of refuse being left behind in bin bags.

In response, Deborah stated that she had spoken to refuge regarding the size of the stand and that residents had been expecting two bins and that only one had been put in place. She closed by putting the impetus for resolving the problem onto the refuge department.

In response to a query regarding Incomplete or poor quality works by Lord Group, the chair asked that a full list of all jobs needed should be compiled before an inspection is conducted. Paul Hill, in attendance at the meeting, agreed to deal with this issue.

7. VISIT BY THE CHIEF EXECUTIVE AND THE CHAIR OF THE MAIN BOARD

Hugh Broadbent attended the board and invited members to raise any issues.

Pat Brown stated that things had improved, communication especially.

In response, Hugh Broadbent stated that governance had been declared as excellent by the Audit Commission's Inspectorate.

The Chair asked members if members of the main board felt that local boards provided good value for money. Hugh responded that staffing resources and the budget which supported FCHO's governance arrangements budget were, in comparison to other ALMO's, fairly limited.

Pat Brown suggested a need for greater induction training. In response, Hugh stated that Sue Walker had improved induction training overall. The Chair indicated a need to look at different ways of assessing skill levels. He went to praise the Chadderton board for its constructiveness. This was supported by Hugh Broadbent who praised the board's levels of responsibility.

Pauline Richardson called for more chances to link up with other boards. Jan Wade, told the board that a quarterly Networking forum is about to take place and that this would enable board members to mix.

7a: New Build

Hugh asked the board for their comments regarding new build. He stated that the discussion was about sounding out ideas and in no way constituted any proposals.

He advised Members of the decreasing housing stock and increased waiting lists. There were small pockets of land all over the area and that there were options for apartment blocks as well as houses.

Hugh advised the Board on how new build might be financed, and that new build properties would be owned by FCHO and not OMBC so therefore not open to Right to Buy

Hugh then responded to a number of questions and connected issues raised by the Board.

AGREED: to note the content of the report.

8. PRESENTATION ON REPAIRS SERVICE BY THE SUCCESSFUL CONTRACTORS FCHO

Paul Hill, Deputy Director of Repairs & Renewals attended the meeting to provide a presentation following the recent agreement to award the repairs service to FCHO.

Pat Brown stated that Contact Centre Staff should be able to better prioritise emergency repairs. She called for tradesmen to talk/train staff. Paul Hill recognised that there were still issues but that staff were becoming more knowledgeable and that new IT systems would help.

The Chair called for more autonomy of repairs operatives, and to give them greater flexibility to do multiple jobs at any visit. This was supported by Councillor Sutcliffe who stated that greater autonomy would lead to increased job satisfaction for operatives.

Paul Hill asked the board how they would like to receive performance information on the repairs services. The Chair requested more face-to-face contact and it was agreed that a member of repairs management should attend on a quarterly basis.

9. UPDATE ON MELBOURNE AVENUE/TAYLOR STREET WALKABOUT

The Local Board gave consideration to a report from Jan Wade on the Melbourne Avenue/Taylor Street Walkabout for information.

Deborah Jamieson stated that problems relating to highways and asked for the support of the local board to go ahead with contacting highways to resolve the issues. This was agreed.

10. REVIEW OF FORMAL ESTATE WALKABOUTS IN 2005/6 (ATTACHED)

Jan Wade praised the success of estate walkabouts in the area and dates were agreed for future walkabouts.

Councillor Sutcliffe requested that no walkabouts be arranged for the month of April due to local elections.

11. TENANT PARTICIPATION ACTIVITY IN CHADDERTON

An update was circulated regarding the tenant group activity in the Chadderton area.

AGREED: that the report be noted.

12. STOCK CONDITIONS SURVEY ON FCHO HOUSING (VERBAL REPORT)

Deborah Jamieson informed members that Michael Dyson associates were currently conducting internal/external surveys on FCHO property stock condition with regards to the need for any future works.

13. UPDATE FROM MAIN BOARD

There was no update from main board has local board representative Julie Kirkham was not present at this stage of the meeting.

14. DATE AND TIME OF NEXT MEETING

Thursday 6 July at 6.15pm, Kingfisher School.