

## **FIRST CHOICE HOME OLDHAM**

### **CHADDERTON LOCAL BOARD**

Minutes of a meeting held on Thursday 17 February 2005 at the Falcon Centre, Victoria Street

#### **Present:**

Councillor Dave Hibbert (Chair)

Tenant Members: Patricia Brown, Julie Kirkham (Deputy Chair)

Independent Members: John Mellor, Pauline Richardson

#### **In Attendance:**

Deborah Jamieson, Area Service Manager, Martyn Pickles, Building Surveyor, Paul Newcombe, Jan Wade, Tenant Participation Unit, Abdul Malik-Ahad, Deputy Director Sayful Alam, Ahmed Imran, Race Equality and Community Cohesion

#### **1. WELCOME, INTRODUCTION AND APOLOGIES**

The Chair, Councillor Dave Hibbert, advised that he had to leave the meeting early and that the Deputy Chair, Julie Kirkham, would Chair the meeting

The Chair welcomed all to the meeting. Apologies had been received from Chris Brown (family reasons).

#### **2 ANY ITEMS OF URGENT BUSINESS INTRODUCED BY THE CHAIR**

There were no items of urgent business

#### **3 TO RECEIVE DECLARATIONS OF INTEREST IN ANY CONTRACTOR MATTER TO BE DISCUSSED AT THE MEETING**

There were no declarations of interest.

#### **4 TO APPROVE THE MINUTES OF THE MEETING HELD ON 16 DECEMBER 2004.**

The Chair advised that Susanne Knapper should not have approved the minutes, as she was not a board member. John Mellor approved the minutes and seconded by Dave Hibbert

Bill Balmer presented a short session advising board members to ensure they attended Code of Conduct training. He highlighted the importance of the code. Paul Newcombe advised that a training programme was being put together and would be sent to all board members. Bill Balmer confirmed that any relationship was one that could be seen as prejudicial as seen in the eyes of the beholder.

**5 MATTERS ARISING**

Pauline Richardson asked that a presentation on the allocations policy be provided at the next meeting.

**6 PUBLIC QUESTION TIME**

There were no public questions

**7 UP-DATE ON CAPITAL PROGRAMME**

Martyn Pickles confirmed that as an extra £14 million had been awarded to FCHO the area plans had all been affected and re-profiled. He confirmed the PFI4 bid affected Crossley and this had been postponed a year – pending the outcome. Window replacement work would still take place. 2 estates – Washbrook and Arden had been brought forward. Park Estate II was due to finish in May. Martyn confirmed the partner contractors, on the new schemes, and the estimated start and completion dates. Dave Hibbert asked if any preparatory work had been done on Crossley estate. Martyn confirmed the priority was this year's scheme. He confirmed that money would be available for Crossley in 2006/7, dependent on PFI 4. Day to day works would continue on Crossley. The budget for Crossley in 2005/6 was being spent on other Chadderton schemes. Martyn to report back to the board as to whether the government would require the Decent Homes Monies for Crossley etc to be returned should PFI 4 go ahead. Dave Hibbert asked that all local Councillors be kept informed on the Decent Homes Works. Martyn confirmed that all the work was part of the partnership working. Savings would generally come back to FCHO and it was a shared responsibility to ensure schemes did not fall behind without good reason

The Board APPROVED the programme

**8 ENVIRONMENTAL SCHEMES 2005/6**

Deborah Jamieson provided a report on the proposed scheme together with photographs. The Board approved:

Dairy Street

Washbrook, Mellor, Nelson, Lurden – Hub Lighting

Priority fencing at Mellor (31-61)

Board Members agreed to visit the schemes prior to the next meeting when a final decision will be made on the outstanding schemes.

The Board APPROVED the schemes as above

**9 BME STRATEGY**

Abdul Malik-Ahad provided an update on the strategy linked to Chadderton issues. Key priorities were allocations, employment, and governance. BME asking for larger properties that we do not have.

The Council is working with Housing Associations on this. The Chair, Julie Kirkham, advised that there were a number of families, of all ethnicities, who required larger accommodation, but did not join the

register because they knew that accommodation was not available. Abdul confirmed that demand would not be as acute if HMRF was not on going but there would still be a mismatch between demand and supply. He highlighted the loss of 500-600 properties, mainly family accommodation, to right to buy each year. Abdul confirmed that the strategic arm rests with the Council not FCHO.

Demand for North Chadderton as next to Westwood. The first few families moving in are more vulnerable and the role of Support Officers was highlighted.

Discussion on what defines a racist attack. Board member's cited examples of general vandalism to other properties that was just vandalism and the need to look at the bigger picture. Pat Brown said that a racial dimension might be given when it was bad behaviour. Abdul confirmed that a hate crime was a crime committed on anyone because of colour, religion, sexuality, disability etc.

Abdul confirmed that more work need to be done with tenant groups and neighbours regarding vulnerable tenants moving into the neighbourhood and receiving support. The Chair, Julie Kirkham, confirmed she had been to visit one resident as soon as she was aware of reports of hate crime. The Chair asked how the Support Unit could help Tenant and Residents Groups with communication issues. The Chair, Julie Kirkham, also advised no guidelines had been issued to tenant groups on how they could support.

Paul Newcombe suggested to the board that hate crime was a key area they could monitor. A request that the information was provided by breakdown of the 3 Chadderton wards was requested. Abdul advised that 6 monthly updates were provided – the Board asked that this be provided on a quarterly basis.

## **10 DATES FOR FUTURE MEETINGS**

The Board agreed a move to 6 weeks. It was felt that the Easter holidays should be avoided. Paul Newcombe advised that Sue Walker, Board Support Officer, would be putting dates together for the board approval.

It was agreed that the meetings would follow the format of a business meeting followed by a more theme based meeting with 2 main subjects,

The dates of the next meetings have been confirmed as  
Thursday 6 April 2005 - 6.15 pm  
Thursday 19 May 2005 – 6.15 pm

## **11 FEEDBACK FROM MAIN BOARD**

The Chair, Julie Kirkham, Tenant Representative to main board, advised she had been unable to attend the last main board meeting.

**12 ITEMS FOR FUTURE MEETINGS**

The following were agreed for the next meeting

Allocations – request for an update presentation from the responsible Officer

Environmental Schemes – decision on outstanding schemes for 2005/6

Performance

**13 ANY OTHER BUSINESS**

John Mellor highlighted that Board Members would not want to give in-depth reasons for not attending. It was agreed that family/personal reasons would be sufficient.

**14 DATE AND TIME OF NEXT MEETING**

Information to be provided as soon as possible by Sue Walker, Board Support Officer

Thursday 6 April 2005 6.15 pm