

CHADDERTON LOCAL BOARD

Thursday 18 October 2007 at 6.30pm

Members Present:

Jeremy Sutcliffe; Colin McLaren; Ian Whitehead; Pauline Richardson; Amina Begum; Julie Kirkham (Chair); Barbara Jardine

FCHO Officers Present:

Nick Summerscales; Dave Sweeting; Dave Thomas; Martyn Pickles, Janet Nuttall (Minute Taker).

Meeting Convened At:

Nick Summerscales took the Chair and convened the meeting at 6:30 pm.

Nick Summerscales introduced himself to the Board as the new Link Officer initially for the next six months in place of Paul Newcombe who is leaving the organisation. Nick Summerscales is employed as the Young Persons' Development Manager who provides direct support to young tenants.

Item No / Title	Item 1 Election of new Chair & Vice Chair
Purpose	To elect a Chair and Vice Chair of the Chadderton Local Board.
Recommendations	N/A
Relevant Debate	<p><u>Chair</u> Pauline Richardson proposed Julie Kirkham. Jeremy Sutcliffe seconded.</p> <p>Ian Whitehead questioned whether Julie Kirkham was happy to continue as she had stated a desire to resign. Julie Kirkham stated she had been able to attend some training and been offered support, and would be pleased to continue.</p> <p><u>Vice Chair</u> Julie Kirkham proposed Pauline Richardson. Barbara Jardine seconded.</p>
Resolution	All Members agreed that the Chair is Julie Kirkham and the Vice Chair is Pauline Richardson.

Item 2- Apologies:

Apologies were received from Phil Rogers

Members Absent:

There were no members absent.

Item 3 - Declaration of Interests:

There were no declarations of interest.

Item 4 - Items of Urgent Business:

There were no items of Urgent Business.

Item Number/Title	Item 5 Approval of Minutes and Recommendations from last meeting held on Thursday 6 September 2007 and Matters Arising
Purpose	To approve the minutes and recommendations from the last meeting held on 6 September 2007 and discuss any matters arising.
Recommendations	To Board is recommended to note the contents of the minutes and recommendations.
Relevant Debate	<p><u>Matters arising</u> Colin McLaren asked whether the funding for Park Gate Estate had been confirmed to be found over the next two years.</p> <p><u>Lower Bare Trees</u> Ian Whitehead raised the point on funding for residents, taking into consideration that the stock was now reduced to 20%. Ian Whitehead looked at a third of the properties and stated funding should be found by OMBC.</p> <p>Nick Summerscales stated as per Elaine Morgan's previous meeting with the Board, that the Chadderton Local Board have to decide whether parking on Lower Bare Trees is a priority for spending environmental money.</p> <p>Martyn Pickles said he had also discussed the parking situation with Elaine Morgan who stated that the ratio of private residents against FCHO tenants meant that it would be of less benefit to the tenants.</p> <p>The board discussed the various problems with parking and the benefits to the residents. Jeremy Sutcliffe stated he wanted to see parking in proportion to the houses and suggested funding should come jointly from the FCHO budget and the Environmental budget across the Borough.</p> <p>Pauline Richards expressed concerns regarding the situation with the vacancy of the Housing Officer position.</p> <p>Nick Summerscales assured the members that two new Housing Officers were undergoing training and the situation will be rectified in the near future.</p>
Resolution	The Board recommended that OMBC and FCHO need a dialogue to discuss joint funding. Julie Kirkham will take this back to the Main Board.

Item 6 – Public Questions

There were no members of the public present

Item Number/Title	Item 7 Initial Feedback from Mock Inspection
Purpose	<p>To provide members of the Local Boards of First Choice Homes with the headline messages from the recent Mock Inspection.</p> <p>To advise the members of the Local Boards of the proposed management arrangements to consider the detail of the Mock Inspection.</p>
Recommendations	For Information and Comments.
Relevant Debate	Jeremy Sutcliffe asked "To what extent do FCHO feel they are progressing with Aids and Adaptations? " Nick Summerscales advised the Board that the Inspectors were conscious of the impact of restructure within the company, the job evaluation and Aids and

	<p>Adaptations. OMBC is going through some changes and apologised that he was not able to answer the question completely. However he will endeavour have the answers for the next meeting.</p> <p>Colin McLaren asked what were the indications of the future of FCHO bearing in mind the changes that were in progress and the introduction of the Housing Green Paper. Nick Summerscales stated that he would also look into this. Jeremy Sutcliffe had to leave at this point to attend another meeting.</p>
Resolution	Members noted the contents of the report.

Item Number/Title	Item 8 Performance Report (Including Repairs Narrative) – Quarterly Update
Purpose	To discuss the Performance Contract and Repairs Performance Report
Recommendations	The Board is recommended to note the contents of the report.
Relevant Debate	<p>Dave Sweeting advised the Board that the Repairs Team had had a large number of void properties during the summer months and that the team had been stretched due to the quality of the voids which resulted in an increased workload for the tradesmen. However both Dave Sweeting and Dave Thomas are confident this will improve once the new Northgate computer system is in place. The tradesmen will be issued with a Personal Digital Assistant (PDA) which will alert the system as to the availability of the tradesman and GPS will maintain work is attended to geographically. This will utilise the resources more effectively.</p> <p>Also implemented is Six Sigma which questions procedures and identifies and eliminates waste.</p> <p>Dave Thomas also stated the sickness levels had improved due to referring employees earlier to the Occupational Health personnel within FCHO. Sickness has been reduced from 15% to 4%.</p> <p>The following questions were put by the members:</p> <p>Ian Whitehead queried, of the proportion of voids how many are hard to let? Are inspections carried out before or after the property is empty? Can the work be completed if the property is occupied?</p> <p>Barbara Jardine queried how can the timescale be improved?</p> <p>Dave Sweeting responded that wherever possible the Housing Officer will make an inspection before the property is vacated. At this time 70% of the recharge work is noted.</p> <p>The remainder of the properties are inspected as soon as the keys are available. Approximately 50% of terminated tenancies do not give notice; this is due in the main to bereavement, evictions or tenants absconding. Wherever possible the void is made safe and habitable and further work is carried out with the co-operation of the tenant.</p> <p>The Repairs team is working closely with the Allocations Team. Prospective tenants are asked for their opinion on the property ie doors etc, which will reduce the work necessary, improve the turnaround time and cut costs.</p>
Resolution	Members noted the contents of the report.

Item Number/Title	Item 9 Environmental Improvement Programme
Purpose	To up-date members on the progress of the Environmental Improvement Programme for Chadderton 2007/8
Recommendations	To take note of the information only report, for the Chadderton Environmental Improvement Programme 2007/8
Relevant Debate	<p>Martyn Pickles advised the Board that the work will take three months to complete and suggested the remainder of the work is carried over into next year's budget. The improvements on Cartmel Crescent will benefit the private residents and Elaine Morgan has indicated funding may be found from an alternative source. Stanley Road area has scope to provide off-road parking.</p> <p>Ian Whitehead enquired if the work to be carried forward can be prioritised. Martyn explained that the list is prompted by the housing office and the work is also dictated by the constraints of the budget available.</p> <p>Ian Whitehead also raised a point regarding the informal and formal Estate Walk-About, and enquired if this budget can be used. Nick Summerscales stated this was the budget of £30,000 and is allocated for green enhancement. This work has not been identified and the Board voiced concerns the money may be allocated to other schemes. Nick Summerscales stressed this budget can only be used for planting or trimming of overgrown trees and associated projects Colin McLaren suggested in order to utilise this money outstanding projects from previous years can be considered.</p> <p>Colin McLaren put to the Board the possibility of involving Groundwork Trust or the Probation Service to provide the labour as the money is available to implement the programme. Martyn Pickles told the members that Emmanuel Whittakers were usually involved in this operation but did not envisage problems in using the services Colin McLaren had outlined.</p> <p>Nick Summerscales asserted Groundwork Trust and Street Scene have worked in partnership to improve the Sholver area</p>
Resolution	<ol style="list-style-type: none"> 1) Nick Summerscales is to contact Board Members for issues in the area and ascertain a date for the next walkabout. 2) Colin McLaren and Nick Summerscales will meet to discuss a partnership for the Green enhancement.

Item Number/Title	Item 10 Anti Social Behaviour Satisfaction Survey Results
Purpose	To update the Local Board of the initial findings from the Anti Social Behaviour Satisfaction Survey
Recommendations	That the Board note the contents of this report
Relevant Debate	<p>Colin McLaren suggested that in order to address anti-social behaviour FCHO would benefit by engaging with other agencies. Nick Summerscales informed the members this was already in place and outside agencies have been involved in the production of the handbook, which is available to each member. Nick also said more robust action would be taken and evidence of the work completed.</p> <p>Ian Whitehead requested the Police Officers or the PCSO for the Chadderton Area should be invited to the next meeting to ensure the agencies involved were working consistently and not duplicating or conflicting with each other. Nick Summerscales informed the Board that Joanne Griffin is already involved with this project and is in liaison with the relevant Police personnel.</p>

	Jeremy Sutcliffe stated relevant Police personnel should be invited to a meeting when members of the public are also present as evidence to the residents, so that they can witness the Board are taking serious action.
Resolution	Members AGREED to invite Joanne Griffin to a meeting to make a bullet point presentation of the action to manage anti-social behaviour.

Item Number/Title	Item 11 Tenant Vacancy
Purpose	To notify members of Chadderton Local Board of vacancy procedure (tenants).
Recommendations	That Local Board Members agree a course of action in line with current options.
Relevant Debate	Nick Summerscales advised the Board of tenant vacancy and suggested tenants who have been interviewed are approached to identify a suitable candidate.
Resolution	Members noted the contents of the report.

Item Number/Title	Item 12 Retained Sheltered Strategy
Purpose	This report makes recommendations about the future use of FCHO retained sheltered housing and seeks comment from board members regarding these proposals.
Recommendations	<p>The report recommends the following:</p> <ul style="list-style-type: none"> • Proposals for the establishment of retirement schemes as contained in section three • Proposals to establish an alarm only service as contained in section four for the remaining stock • Proposals to establish a floating support service, eventually to be available across all tenures to be offered to current tenants of properties redesignated as alarm only, • Proposals for less popular sheltered housing stock as contained in section five <p>Comments are sought regarding these proposals from board members.</p>
Relevant Debate	<p>Colin McLaren raised a number of points regarding the concerns of the long-term residents from Stockfield Mount and Lansdowne Court who feel their quality of life has deteriorated because of the current letting policy. Anti social behaviour has escalated. Councillor McLaren stated he has written to Bryan Elliott for his comments.</p> <p>The Board felt these issues need to be addressed before further properties are utilised. Pauline Richardson repeated her earlier comments regarding the absence of an active Housing Officer since July 2007.</p> <p>Colin McLaren stated it is his understanding Housing Officers have been employed from agencies and due to the changes in personnel have lost contact with the tenants. However, Nick Summerscales assured the Board that Access to Services encourages a broader 'hands on' approach.</p>
Resolution	Members agreed not to accept these recommendations until a further report has been made on addressing the current issues.

Item Number/Title	Item 12b Television from analogue to digital
Purpose	Verbal Update
Recommendations	Information to tenants
Relevant Debate	Colin McLaren requested a copy of the letter, which is going out to tenants regarding the digital television. Nick Summerscales distributed copies of the letters which are going out to tenants. The pilot scheme is Barker Street Estate and will then be rolled out across the Borough. Tenants who are claiming Housing Benefit will have this charge included.
Resolution	N/A

Item Number/Title	Item 13 BusTour
Purpose	Verbal Update
Recommendations	To tour the offices and the estate.
Relevant Debate	Nick Summerscales advised the Board that it would not be possible to inspect the estate and the office in one excursion and recommended the bus tour is held on the first Saturday in December.
Resolution	Members agreed that the Bus Tour is to be held on the first Saturday in December.

Item Number/Title	Item 14a Items for Future Meetings and Forward Planning
Purpose	Board Members are invited to suggest possible items for future meetings.
Recommendations	N/A
Relevant Debate	Colin McLaren feels an indication of the budget available for next year would allow the board to make better use of the money and plan work to be carried out.
Resolution	Members requested that the Main Board indicate how much the budget will be.

Item Number/Title	Item 14b Feedback from Main Board
Purpose	To inform Local Board Members of the feedback from the Main Board Meeting held on 5 September 2007.
Recommendations	To note the contents of the report.
Relevant Debate	Members discussed the report.
Resolution	Members noted the contents of the report.

Item Number/Title	Item 15b Any Other Business
Purpose	To discuss any other relevant items of business not on the main agenda.
Recommendations	N/A
Relevant Debate	Park Estate Triangle Not feasible to build on as would involve the demolition of surrounding properties. Can the gardens be extended? Nick Summerscales will look into this possibility Presentation of the Minutes Pauline Richards requested the minutes are presented to the Board in an action-plan style. The relevant information can be pasted to a second sheet. Nick Summerscales will contact Corporate Support. Connaught Martyn Pickles informed the Board that Connaught, who were responsible for the refurbishment work in the Chadderton area has won two prestigious awards for customer satisfaction. Martyn told

	<p>the members that work was due to commence on Mough Lane which is the final project.</p> <p>He went on to say FCHO had received 100% positive feedback from the tenants and would be pleased to work with this team in the future.</p> <p>Julie Kirkham requested that thanks and congratulations are sent on to Connaught.</p>
Resolution	N/A

Meeting Closed At:

The Chair closed the meeting at **8:47pm**

Item 16 - Next Meeting Date

Thursday 29 November 2007 at 6.30pm

Venue: City Learning Centre, Hollinwood Avenue, Chadderton

Apologies to: Corporate Support Team

Telephone: 0161 770 3536 / 3571 / 3576

Email: fcho.corporate.support@oldham.gov.uk

Signed: _____

Minutes Agreed on: _____
(Date)