

SADDLEWORTH & LEES LOCAL BOARD

**Wednesday 12 September April 2007 at 5.30 pm
Saddleworth Museum & Art Gallery, Uppermill, Oldham**

Members Present:

Brian Lord (Chair); Val Sedgewick; Winifred Dillon; Jean Bradley; Bill Hullah

FCHO Officers Present:

Joanne Bentley, Area Service Manager; Huw Watkin, Area Building Surveyor; Lynn Phillips (minutes); Melanie Holt (minutes)

Meeting Convened At:

Brian Lord took the Chair and convened the meeting at 5.45pm

Apologies:

Mike Buckley

Declaration of Interests:

There were no declarations of interest.

Items of Urgent Business:

There were no items of Urgent Business.

Item No / Title	Item 4 Approval of Minutes and Recommendations from last meeting held on 25 July 2007 and Matters Arising
Purpose	To approve the minutes and recommendations from the last meeting held on 25 July March 2007 and discuss matters arising.
Recommendations	To Board is recommended to note the contents of the minutes and recommendations.
Relevant Debate	No relevant debate took place.
Resolution	Members approved the minutes as a true and accurate record.

Item 5 – Public Questions

No members of the public were present.

Item No / Title	Item 6 Board Member Attendance – Change to Articles of Association
Purpose	To inform Local Boards of proposed changes to the Articles of Association arising from the attached report (appendix 1) which was approved by the Main Board on 23 July 2007.
Recommendations	The Local Board is asked to note the contents of the report.
Relevant Debate	Winnifred Dillon explained that she couldn't attend every meeting due to work commitments and was waiting for a vacancy at the Royton and Shaw Local Board. Joanne Bentley explained that whilst members attend these meetings on a voluntary basis, their attendance is important.
Resolution	Members NOTED the contents of the report.

Item No / Title	Item 7 Estate Budgets
Purpose	To provide Members with the background and allocation of Estate Budgets for 2007/08.
Recommendations	Members are recommended to note the content of this report.
Relevant Debate	<p>Joanne Bentley explained that this is the first year local budgets have been available and allow Housing Officers the opportunity to spend money on improving “grot spots” within their estates.</p> <p>Brian Lord asked who owned the land at Lees House entrance: This was unknown at the meeting. Joanne Bentley suggested further investigation.</p> <p>Winnifred Dillon queried the digging out of flowerbeds and mulching. Joanne Bentley explained the Service Level Agreement between FCHO and the Council’s Street Scene department, and how surpluses have been put back into the programme.</p> <p>Joanne Bentley discussed the Community Fund and explained some of the schemes suggested by members of the community. Winnifred Dillon asked if Saddleworth & Lees could tap into the budget. Joanne added that it was a community based available to all.</p> <p>Joanne Bentley invited any suggestions for the estate budgets to be forward to her.</p>
Resolution	Members NOTED the content of the report.

Item No / Title	Item 8 Initial Feedback from Mock Inspection
Purpose	<p>To provide members of the Local Board of First Choice Homes Oldham with the headline messages from the recent Mock Inspection.</p> <p>To advise the members of the Local Boards of the proposed management arrangements and to consider the details of the Mock Inspection.</p>
Recommendations	For information and comments.
Relevant Debate	<p>Winnifred Dillon asked for clarification around which organisation orders an inspection: in this case FCHO approached the Audit Commission for a slot in 2008, which has now been put on hold following the results of the mock inspection.</p> <p>Jean Bradley praised the aids and adaptations dept for their hard work.</p> <p>Winnifred Dillon is on the Board of Asset Management in her personal employment role and offered to assist in any way she could.</p> <p>Brian Lord enquired how this mock inspection would impact on the future of FCHO. Joanne Bentley explained it would ultimately be the Council’s decision, however the meeting on 1st October 2007 at 6 p.m, at Hollinwood Business Centre is very important, as this will give Local Board members the opportunity to debate this topic.</p> <p>Brian Lord explained there are Lib Dem Group meetings that evening. Winnifred Dillon gave her apologies (she already has an</p>

	<p>imperative work commitment, but will forward any questions). Brian Lord commented on the future of the ALMO now that the Decent Homes money has come to an end. Joanne Bentley explained that the meeting on the 6th would hopefully set out the background and options available. Winnifred Dillon added that a risk assessment would have to be completed.</p> <p>Joanne Bentley finished by explaining that any decisions would require a tenant's ballot and any decision would take time to reach. Joanne Bentley clarified to Winnifred that there were future plans for an inspection within the next 18 months to 2 years.</p>
Resolution	Members noted the contents of the report with the above comments and debate.

Item No / Title	Item 9 Update on Environmental Schemes
Purpose	Verbal report by Huw Watkin.
Recommendations	N/A
Relevant Debate	<p>Huw Watkin is still awaiting prices for some of the schemes.</p> <p>Hey Crescent garages: still awaiting decision regarding asbestos. A risk assessment is awaited.</p> <p>Chew Vale: Brian Lord has spoken to Richard Knowles: there is disagreement regarding how far the fence should go. Brian does not have a view one way or the other. Joanne Bentley provided a map for Members to peruse. Winnifred Dillon asked who would maintain the fence and grass. Huw Watkin suggested mowing gates could be provided, and FCHO could then mow the grass. Tenants are happy with the proposals.</p> <p>The open aspect covenant only applies to the frontage. 900 cm high hoop top fencing was agreed. Members AGREED Brian's proposal.</p>
Resolution	Members AGREED with the contents of Huw Watkin's verbal update, and ACCEPTED the proposals for the fencing at Chew Vale.

Item No / Title	Item 10a Items for Future Meetings and Forward Planning
Purpose	Board Members are invited to suggest possible items for future meetings.
Recommendations	The Board is recommended to note and discuss the contents of the forward planning timetable and suggest possible items for future meetings.
Relevant Debate	<p>The tree pruning programme was discussed. Winnifred Dillon stated Housing 21 through PFI2 now manages land containing many trees.</p> <p>Service charges: Winnifred Dillon stated FCHO should receive money from the Council Tax to pay for communal external lighting where a RTB has occurred in a block. Debate ensued around services and payments from the Council.</p> <p>Tree Management Service Level Agreement: a debate ensued as to how the system works. Brian Lord suspects there are very few trees left in the management of FCHO within Saddleworth & Lees.</p>
Resolution	<p>Members AGREED to table the Tree Management Service Level Agreement as an agenda item for the next meeting.</p> <p>Feedback from the Springhead Formal Estate Inspection was</p>

	<p>REQUESTED.</p> <p>Grounds Maintenance Service level Agreement was REQUESTED.</p>
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Item No / Title	Item 10b Feedback from Main Board
Purpose	To inform Local Board Members of the feedback from the Main Board Meeting held on 23 July 2007.
Recommendations	To note the contents of the report.
Relevant Debate	<p>Members discussed the return of certain aspects of the security service to the Council. The clarity of pictures from cameras was discussed.</p> <p>The digital TV switchover was discussed. Winnifred Dillon explained that consumers would require a digital box or television. Grants will be available for older people from On Digital to aid the purchase of digital televisions. Joanne Bentley explained the issue for FCHO residents is around communal TV aerials.</p> <p>Heat meters: there are a small number of tenants who are refusing access to operatives so heat meters cannot be installed. A section 54 notice could be served to the tenants as a last resort.</p>
Resolution	Members noted the contents of the report.

Item No / Title	Item 11 Any Other Business
Purpose	To discuss items of other business.
Recommendations	N/A
Relevant Debate	<p>Bill Hullah asked about the present situation of the housing waiting list, as he has a friend living in Delph who has been on the waiting list for FCHO accommodation for 8 years. Joanne Bentley explained the Choice Based Lettings System and advised Bill that the gentleman must actively bid. The gentleman wishes to remain in Delph. Winnifred Dillon commented that when an applicant bids, the applicant does not receive any acknowledgement of the bid or if they have been unsuccessful.</p> <p>Joanne Bentley introduced the FCHO Insight Leaflet. Joanne explained that at the next meeting, performance and the annual plan would be discussed.</p> <p>£500k available to be spent on environmental projects. Hugh Broadbent has asked Area Service Managers to put forward bids suggesting how the money could be spent. Joanne Bentley asked Members to consider this and provide suggestions at the next meeting. Winnifred Dillon suggested the Board would be disappointed if schemes are put forward only to discover there money has been earmarked elsewhere. Brian Lord suggested a kick about pitch at Lees Park and youth provision at the back of Old Mill House.</p>
Resolution	<p>Joanne Bentley AGREED to report back to the Board regarding the request for acknowledgement around bidding for Choice Based Lettings properties.</p> <p>Winnifred Dillon REQUESTED the Chief Executive of FCHO to note that it takes the Board time to consider environmental schemes, only to be disappointed when there is insufficient money available.</p>

Meeting Closed At:

The Chair closed the meeting at 6.50 pm.

Item 12 - Next Meeting Date:

Wednesday 31 October 2007 at 5.30pm

Venue: Methodist Church Hall in Uppermill

Apologies to: Corporate Support Team
Telephone: 0161 770 3536 / 3571 / 3576
Email: fcho.corporate.support@oldham.gov.uk

Signed: _____

Minutes Agreed on: _____
(Date)