

## **SADDLEWORTH & LEES LOCAL BOARD**

**Wednesday 13 June 2007 at 5.30 pm**  
**Holy Trinity C of E Dobcross Primary School, Delph New Road,**  
**Dobcross, Oldham, OL3 5BP**

**Members Present:**

Cllr Brian Lord (Chair); Cllr Val Sedgewick; Cllr Mike Buckley; Bill Hullah; Jean Bradley

**FCHO Officers Present:**

Joanne Bentley; Rachel Mills; Sue Walker; Lynn Phillips (Minute Taker)

**Invited Guests:**

Sam McConnell, ASB Team Leader, Strategy & Resources, OMBC was invited, however could not attend.

**Meeting Convened At:**

Brian took the Chair and convened the meeting at **6.30pm**

**Item 1 - Apologies:**

Apologies received from Jan Wade, Tenant Participation Officer

**Members Absent:**

There were no members absent.

**Item 2 - Declaration of Interests:**

There were no declarations of interest.

**Item 3 - Items of Urgent Business:**

There were no items of Urgent Business.

<b>Item No / Title</b>	<b>Item 4 Approval of Minutes and Recommendations from last meeting held on 25 April 2007 and Matters Arising</b>
<b>Purpose</b>	To approve the minutes and recommendations from the last meeting held on 25 April 2007 and discuss matters arising.
<b>Recommendations</b>	To Board is recommended to note the contents of the minutes and recommendations.
<b>Relevant Debate</b>	<p>The minutes were agreed as a true and accurate record, however there was one amendment: Val Sedgewick was noted as being present, and also apologies. She did send her apologies.</p> <p>Matters arising:</p> <p>Item 7, resolution to provide void information: Performance contract. Void statistics for the 1<sup>st</sup> quarter will be provided within the Performance Contract at the next meeting.</p> <p>Item 8b, feedback from the Main Board: Information regarding the decent homes programme. Joanne provided information of Saddleworth &amp; Lees properties, which had received Decent</p>

	<p>Homes work and informed members that the programme had been completed to all properties.</p> <p>Mike expressed an interest in the decent homes standard. Joanne agreed to provide.</p> <p>Joanne asked the Board if they are happy with venues. The Dobcross school is a good venue. There is work to do to advertise Local Board meetings, as again no members of the public were present at the meeting. Brian suggested asking the PCSO's if they would distribute flyers and be provided with an address list. Brian also suggested that posters could be displayed on Parish Council notice boards.</p>
<b>Resolution</b>	<p><b>The minutes were APPROVED as a true and accurate record.</b></p> <p><b>Joanne AGREED to provide Mike with the definition of the Decent Homes standard.</b></p>

### Item 5 – Public Questions

No members of the public were present and no questions were submitted.

<b>Item No / Title</b>	<b>Item 6 Project Management Proposals for 2008 Inspection Preparations</b>
<b>Purpose</b>	To outline to the Local Board how FCHO propose to plan, manage and implement our preparations for a 2008 Audit Commission Inspection.
<b>Recommendations</b>	<p>Local Board are asked to note the following resolutions agreed by the Main Board on 17 April 2007: -</p> <ol style="list-style-type: none"> <li>1. The project management structures proposed for the preparations of the 2008 Audit Commission Inspection.</li> <li>2. The appointment of a temporary Project Manager to lead in these preparations.</li> <li>3. Note that once a full project plan is developed, this will be reported back to the Board but there may be a need to re-allocate or provide additional resources to the project.</li> <li>4. The Chair or his nominated deputy to sit on the Delivering Excellence Group with Vice Chair and Committee Chairs attending on a monthly basis.</li> </ol>
<b>Relevant Debate</b>	<p>Mike asked to what extent would groups, such as the driving excellence groups, continue above and beyond an inspection. Rachel explained which groups are on going and why, and which are set up to focus on the inspection.</p> <p>Mike asked how many ALMO'S have 3 stars. Rachel replied 2 stars are common, however FCHO need 3 stars, to gain access to the funding of build new homes, plus the organisation would receive the recognition that it is good at managing the money coming in.</p> <p>Mike asked Rachel what areas were responsible for FCHO causing the failure last time to achieve 3 stars. Rachel and Joanne listed the areas and stated where improvements have been made, such as grounds maintenance and adaptations.</p> <p>Bill wanted clarification on the inspection preparation group: the main area of this group is focused purely on the preparing FCHO for the inspection, which would include providing relevant</p>

	documentation.
<b>Resolution</b>	<b>Members noted the resolutions agreed by the Main Board on 17 April 2007.</b>

<b>Item No / Title</b>	<b>Item 7 Family Intervention Programme</b>
<b>Purpose</b>	To introduce the Family Intervention Programme to Members
<b>Recommendations</b>	
<b>Relevant Debate</b>	Joanne suggested due to Sam's absence, if Members have any questions from the report, to inform Joanne.
<b>Resolution</b>	<b>Members AGREED to note the report and forward questions to Joanne.</b>

<b>Item No / Title</b>	<b>Item 8 Environmental Improvement Programme – Update on Current Schemes and Proposals for 2007-2008 Programme</b>
<b>Purpose</b>	To advise members of the proposed Environmental Improvement Programme schemes to be prioritised and progressed.
<b>Recommendations</b>	Local Board Members are requested to:- <ul style="list-style-type: none"> <li>• Consider schemes for the 2007-08 Environmental Improvement Programme.</li> <li>• Approve schemes to be progressed and costs provided for those schemes.</li> </ul>
<b>Relevant Debate</b>	<p>Joanne apologised for the bus tour, which was cancelled due to short notice.</p> <p>Schemes under consideration and discussed were:</p> <p>Vaughn Grove, Lees (Drying area, rear of number 2)  Turner Street Bungalows, Lees (security lighting)  Grove Road, Uppermill (fencing/handrails)  Chew Vale, Greenfield (fencing)  Victoria Street, Lees (street signs)  Victoria Street, Lees (painting to communal block)  Hey Crescent, Lees (garage doors)  Hey Crescent, Lees (removal of trees)  Lodge Lane, Delph (car parking)  Car park – rear of Heywood Lane, Springhead  Vaughan Grove, Lees – marking of parking bays and benches</p> <p>Joanne informed members that the £200k budget available for Oldham East and Saddleworth &amp; Lees had been apportioned fairly based on the number of properties in each area and that there would be £40k to spend in the Saddleworth &amp; Lees area this financial year.</p> <p>Chew Vale fencing was discussed in detail. Joanne proposed that some of this year's budget be held back, while the open aspect covenant issue is resolved. Mike mentioned that he is opposed to fencing for the sake of fencing. Joanne agreed to arrange a meeting with Cllr Knowles, Brian and herself to discuss the fencing proposals further. Mike would like to be present at the meeting.</p> <p>Lodge Lane car parking: Joanne advised that this scheme would take up most or the entire budget. Mike asked how this scheme could be resolved without the funds.</p> <p>Vaughan Grove: it is thought the residents have not requested</p>

	<p>benches themselves. Consultation would be required.</p> <p>Hey Crescent Garages: there will be money in the budget to refurbish these garages, which were in a poor condition.</p> <p>Grove Road - fencing will require costing.</p> <p>Brian asked for handrails and safety lights at Turner Street to go ahead.</p> <p>Victoria Street signage to the blocks: Members questioned where the sign would be positioned as they thought highways were responsible for these. Joanne agreed to check the cost of the signage as the £1200 estimate seemed a little high for one sign.</p> <p>Members agreed to view all the proposed schemes as soon as possible. Members will report back to Joanne at the next meeting with a decision.</p> <p>Brian informed members that there was an under-spend from last years environmental improvement programme and that the surpluses had been vired elsewhere. Brian requested details of all last years schemes with costs.</p>
<b>Resolution</b>	<p><b>Joanne AGREED to arrange a meeting to discuss the Chew Vale fencing proposal (Brian, Joanne, Mike and Cllr Knowles to attend)</b></p> <p><b>Members APPROVED the following schemes:</b>  <b>Garage doors at Hey Crescent</b>  <b>Turner St lighting</b></p> <p><b>Grove Rd fencing to be costed</b></p> <p><b>Members AGREED to visit the remaining schemes.</b></p> <p><b>Joanne AGREED to supply detailed information of the previous financial years completed schemes.</b></p>

<b>Item No / Title</b>	<b>Item 9 Formal Estate Inspection Proposals</b>
<b>Purpose</b>	To approve the re-introduction of Formal Estate Walkabout in the Saddleworth & Lees area.
<b>Recommendations</b>	To agree the contents of the report.  For Board Members attendance at the walkabout, timetable for 2007-2009 to be agreed.
<b>Relevant Debate</b>	<p>Joanne explained that Formal Estate Inspections had been conducted in Saddleworth &amp; Lees previously but there had been a lack of customer involvement and as a result a Census 100 survey had been carried out. The report proposed that Members consider re-launching the Formal Estate Inspections over a 2 year period.</p> <p>Sue and Joanne explained to Mike how the Formal Estate Inspections operate currently. Who attends, and the feedback and outcomes reported to the Local Boards.</p> <p>Sue stated an important role of the Board is to keep an eye on budgets, the work done and the work that needs to be done.</p>

	<p>Mike was concerned that a morning tour may not encourage full attendance. Joanne agreed that some people could be at work, however the young, retired, some parents etc are at home during the day. Brian agreed with this. There was discussion that Years 1 and 2 August dates could take place early afternoon or evening.</p> <p>Joanne took Mike's comments on board regarding how visiting three villages in one morning might be impossible.</p>
<b>Resolution</b>	<b>Members AGREED to carry out year one inspections as suggested, to be reviewed thereafter at the end of the year including moving the time of the August inspection to early evening.</b>

<b>Item No / Title</b>	<b>Item 10a Items for Future Meetings</b>
<b>Purpose</b>	Board Members are invited to suggest possible items for future meetings.
<b>Recommendations</b>	N/A
<b>Relevant Debate</b>	Items for future meetings was introduced within closed item 13.
<b>Resolution</b>	

<b>Item No / Title</b>	<b>Item 10b Feedback from Main Board</b>
<b>Purpose</b>	To inform Local Board Members of the feedback from the Main Board Meeting held on 17 April 2007 and 30 May 2007.
<b>Recommendations</b>	To note the contents of the report.
<b>Resolution</b>	<b>Members noted the report</b>

<b>Item No / Title</b>	<b>Item 11 Any Other Business</b>
<b>Purpose</b>	To discuss any items of other business
<b>Recommendations</b>	
<b>Relevant Debate</b>	<p>Land at County End: Brian informed members that the resident had taken over land adjacent to the drying area at Vaughan grove, which belongs to FCHO and would like the matter to be forwarded to legal to be investigated.</p> <p>Adjacent to the new fencing at Turner St: there is a piece of land which has been left and is now overgrown.</p>
<b>Resolution</b>	<b>Joanne AGREED to investigate both complaints</b>

#### **Meeting Closed At:**

The Chair closed the meeting at 7.35 pm

#### **Item 12 - Next Meeting Date**

Wednesday 25 July 2007 at 5.30pm

Venue: Denshaw Village Hall, Ripponden Road, Denshaw, OL3 5SJ

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

#### **Closed Session**

<b>Item No / Title</b>	<b>Item 13 Forward Planning</b>
<b>Purpose</b>	To inform the Board of the importance for forward planning the agenda.
<b>Recommendations</b>	For Members to note the importance of forward planning future meetings
<b>Relevant Debate</b>	Sue advised members that they should consider shaping the

agendas of the Local Board and asked them to consider planning these for the next couple of months.

Sue highlighted that SLA's had been developed with OMBC on grounds maintenance and that the Board should consider how they could monitor this. Brian gave an example of grounds maintenance work FCHO had paid for at Old Mill House, which had not been carried out for some time.

Sue informed members that maps have been produced to show FCHO land. Sue agreed to supply these maps to members, as they will make it easier to identify whether work is being done.

Mike requested environmental improvement work to be monitored. Joanne discussed estate budgets and agreed estate budgets would be an agenda item for September.

Sue explained that the Board must be clear why performance is monitored and who for (the tenants). Performance Contracts report on targets and key performance indicators for rents, repairs, voids etc.

Mike enquired how many funding streams could be accessed to enable work to be carried out.

Brian asked for the Grounds Maintenance Service Level Agreement to be reviewed at September's meeting. Tree management was also requested as an agenda item. Joanne explained the tree programme to the Board.

Sue explained the Board should request feedback from the mock inspection and again should discuss this as a future agenda item. The Local Boards should then assess how the results will affect the local area.

Sue suggested the Board request a progress report on environmental schemes for October's meeting.

Sue raised the subject of Community Councils: Local Boards may want to understand the linkages, ensure tenants will not be marginalized and would be able to influence the Councils. Sue suggested a Council Officer should attend the next meeting. Brian stated he is not in favour of the Community Councils and Mike agreed that a lack of powers make them a weak institution. This was agreed to be left off future agendas.

Inspection preparations were agreed as a future item.

Target setting will be considered for the future.

Sue asked that forward planning be raised at every other meeting for members to consider future agenda items.

Sue suggested the respect agenda be tabled quarterly. Members agreed to itemise this on October's agenda.

Staffing may be an issue for the Board.

Staff sickness: to be discussed quarterly.

	Sue stressed local issues are very important and this focus should not be lost. Sue explained the Local Board requires support to improve performance. A consultant has been identified to look at how the performance contracts can be developed and improved and will attend a Board meeting in the near future.
<b>Resolution</b>	<b>Members RESOLVED to table the above agreed agenda items.</b>

Signed: \_\_\_\_\_

Minutes Agreed on: \_\_\_\_\_  
(Date)