

**SADDLEWORTH & LEES LOCAL BOARD**  
**Wednesday 31 October 2007 at 5.30pm**

**Members Present:**

Mike Buckley; Val Sedgewick; Winifred Dillon; Bill Hullah; Jean Bradley;

**FCHO Officers Present:**

Joanne Bentley; Jan Wade; Rachel Mills; Paul Newcombe; Joanne Goodall (Minute Taker)

**Meeting Convened At:**

Joanne Bentley took the Chair and convened the meeting at 5.30pm

<b>Item Number/Title</b>	<b>Item 1 Election of Chair and Vice Chair</b>
<b>Purpose</b>	To elect a Chair and Vice Chair of the Saddleworth & Lees Local board.
<b>Recommendations</b>	N/A
<b>Relevant Debate</b>	<p>Joanne Bentley wished to thank Brian Lord and Jean Bradley for the last 12 months service as Chair and Vice Chair.</p> <p><u>Chair</u> Brian Lord was nominated in his absence and Jean Bradley seconded.</p> <p><u>Vice Chair</u> Winifred Dillon nominated Jean Bradley and Bill Hullah seconded.</p> <p>Jean Bradley then took the Chair for the remainder of the meeting.</p>
<b>Resolution</b>	<b>Members resolved that Brian Lord be appointed Chair and Jean Bradley be appointed Vice Chair.</b>

**Item 2 - Apologies:**

Apologies were received from Brian Lord (Holiday)

**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.

<b>Item Number/Title</b>	<b>Item 5 Approval of Minutes and recommendations from last meeting held on 12 September 2007, discuss &amp; matters arising</b>
<b>Purpose</b>	To approve the minutes and recommendations from the last meeting held on 12 September 2007.
<b>Recommendations</b>	The Board is recommended to note the contents of the minutes and recommendations.
<b>Relevant Debate</b>	<p><u>Matters Arising</u></p> <p>Winifred Dillon queried under Item 11 whether Joanne Bentley had forwarded her comments to Hugh Broadbent that it takes time for</p>

	<p>Boards to consider environmental schemes, only to be disappointed when there is insufficient money available.</p> <p>Joanne Bentley apologised and stated she hadn't directly notified Hugh of these comments, however stated that the 2008 schemes should be available and costed by the end of the year and a programme would be prepared for the meeting in April 2008.</p> <p>Jean Bradley queried whether under Item 7 we had found out who owned the land in front of Lees House. Joanne Bentley agreed to investigate further and provide details at the next meeting.</p> <p>Val Sedgewick queried whether the risk assessments had now been completed on the garages at Hey Crescent. Joanne Bentley responded that contractors were starting within the next month and letters had gone out to all occupiers. Joanne confirmed that we had no other facilities to offer the occupiers whilst work was being carried out but any issues raised by occupiers would be dealt with as and when they arose.</p>
<b>Resolution</b>	<b>Members approved the minutes as an accurate record of the meeting held on 12 September 2007 with no amendments.</b>

#### Item 6 – Public Questions:

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

Joanne Bentley stated that posters were put up on the parish notice boards in each district of Saddleworth & Lees advertising the Local Board meetings to encourage members of the public to attend.

Item Number/Title	Item 7 Anti Social Behaviour Satisfaction Survey Results
<b>Purpose</b>	To update the Local Board on the initial findings from the Anti Social Behaviour Satisfaction Survey.
<b>Recommendations</b>	That the Board note the contents of the report.
<b>Relevant Debate</b>	<p>Joanne Bentley informed members that Joanne Griffin had been seconded to work on ASB issues and had conducted an ASB Status Survey of closed cases to establish how customers felt their case had been dealt with and to improve performance in the future.</p> <p>Joanne Bentley informed members about the family intervention programmes, which enabled tenants to have support in new accommodation to enable them to sustain their tenancies.</p> <p>Members felt there was a lot of work being done and was an important piece of work.</p>
<b>Resolution</b>	<b>Members noted the report.</b>

Item Number/Title	Item 8 Performance Report (Including Repairs Narrative) – Quarterly Update
<b>Purpose</b>	To discuss the Performance Contract and Repairs Performance Report.
<b>Recommendations</b>	The Board is recommended to note and discuss the contents of the report.
<b>Relevant Debate</b>	<p>Joanne Bentley highlighted that performance in Saddleworth &amp; Lees during the past quarter had been very good and directed member's attention to the majority of green indicators which meant the team were either meeting or beating targets especially in rent arrears.</p> <p>Joanne Bentley apologised on behalf of Paul Chase who was</p>

	<p>coming to present the Repairs Performance report. Joanne Bentley highlighted the items in red, which she felt were key areas for Saddleworth &amp; Lees.</p> <p>Joanne Bentley commented that she had added some information on ASB as a reflection of the work being done by Joanne Griffin.</p> <p>Joanne Bentley informed Members that some work still needed to be done around access to services however Housing Officers were out and about doing walkabouts and tenancy visits etc.</p> <p>Joanne Bentley felt that overall the performance in the Saddleworth &amp; Lees area was excellent.</p> <p>Winifred Dillon stated that if we are paying contractors to do a job and they aren't doing the job in time and not meeting targets then is there not something FCHO can do? Staffing problems should not affect services.</p> <p>Joanne Bentley informed members that another restructure was currently taking place and Rachel Mills confirmed that Pinnacle were currently working on restructure and the implementation of the IT system and monitoring productivity.</p> <p>Winifred Dillon stated that when indicators are red then this is cause for concern and should be raised at the Main Board.</p> <p>Mike Buckley queried how this affected the star rating? Joanne Bentley commented that this was one reason why decisions have been taken to postpone the inspection due to take place in the Spring 2008 and Rachel Mills stated that repairs would have an impact on star rating. Rachel stated that plans were in place and would be implemented within the next 6 months and we should then be able to see benefits and improvements.</p> <p>Paul Newcombe stated that FCHO had been working with Pinnacle to try and modernise and turn the service around, and some tough decisions would need to be made.</p>
<b>Resolution</b>	<b>Members noted the contents of the report and commented as above.</b>

<b>Item Number/Title</b>	<b>Item 9 Environmental Issues (including Tree Management &amp; Grounds Maintenance)</b>
<b>Purpose</b>	<p>To provide Board Members with:</p> <ol style="list-style-type: none"> <li>1. An update of the key features of FCHO's approach to tree management</li> <li>2. Demonstrate costs across the Borough including Saddleworth &amp; Lees.</li> </ol>
<b>Recommendation</b>	Members are requested to note the contents of the report.
<b>Relevant Debate</b>	<p>Paul Newcombe briefed members on the contents of the report.</p> <p>Bill Hullah referred to the ash trees on Friarmere Road as they are self-seeding. Paul Newcombe stated that if they were in the tenant's front or rear gardens then under the tenancy agreement it would be the tenants responsibility. However, FCHO would be reasonable and would look at them.</p> <p>Winifred Dillon queried whether leaseholders contributed towards community programmes such as tree cutting etc as part of open</p>

	<p>spaces and was paid through tenant's rents. Paul Newcombe stated at the moment FCHO were picking up the whole cost however did get general fund contributions from OMBC.</p> <p>Mike Buckley commented whether a charge could be applied for any new Right To Buy's to pay for general maintenance of estates. Paul Newcombe informed members that ultimately this would be Cabinet decision and OMBC are currently reviewing all their service charges. Paul Newcombe also commented that there had been a long-standing debate on tenants paying twice for certain services.</p>
<b>Resolution</b>	<b>Members noted the contents of the report.</b>

<b>Item Number/Title</b>	<b>Item 10 Retained Sheltered Strategy</b>
<b>Purpose</b>	This report makes recommendations about the future use of FCHO retained Sheltered housing and seeks comment from board members regarding these proposals.
<b>Recommendations</b>	<p>The report recommends the following:</p> <ul style="list-style-type: none"> <li>• Proposals for the establishment of retirement schemes as contained in section three.</li> <li>• Proposals to establish an alarm only service as contained in section four for the remaining stock.</li> <li>• Proposals to establish a floating support service, eventually to be available across all tenures to be offered to current tenants of properties redesigned as alarm only</li> <li>• Proposals for less popular sheltered housing stock as contained in section five</li> <li>• Comments are sought regarding these proposals from board members</li> </ul>
<b>Relevant Debate</b>	<p>Rachel Mills presented the report and briefed members on the contents of the report and requested comments.</p> <p>Rachel confirmed that a Sheltered Housing Forum has been set up and apologised that this information wasn't included within the report.</p> <p>Winifred Dillon commented that FCHO needed to get it right for tenants and felt that this was a good piece of work and would meet the demands of the waiting list.</p>
<b>Resolution</b>	<b>N/A</b>

<b>Item Number/Title</b>	<b>Item 11 Springhead Formal Estate Inspection</b>
<b>Purpose</b>	To inform members of the Springhead Formal Estate Inspection
<b>Recommendations</b>	N/A
<b>Relevant Debate</b>	<p>Jan Wade presented the FEI Newsletter and commented that even though there was no interest from tenants it still went ahead.</p> <p>Jan Wade commented that several problems had arisen when the newsletter was posted to tenants and in future would use just street names instead of house numbers.</p> <p>Jan Wade informed members that the next Quarterly Network session would be held on Monday 12 November, 6.30-8.00pm at Groundwork Environment Centre.</p>
<b>Resolution</b>	<b>N/A</b>

<b>Item Number/Title</b>	<b>Item 12 (a) Forward Planning</b>
<b>Purpose</b>	To discuss forward planning items for future meetings.
<b>Recommendations</b>	N/A
<b>Relevant Debate</b>	Members discussed items forward planned for December. Members requested that the next meeting of the Saddleworth & Lees Local Board would be cancelled.  The next meeting is to be held on 30 January 2008 with all items on the agenda planner for December deferred until January.
<b>Resolution</b>	<b>N/A</b>

<b>Item Number/Title</b>	<b>Item 12 (b) Feedback from Main Board</b>
<b>Purpose</b>	To update members on the feedback from the Main Board.
<b>Recommendations</b>	N/A
<b>Relevant Debate</b>	Joanne Bentley updated members on the feedback from the Main Board.  Joanne commented that we are now approaching the end of the Decent Homes programme and consultation with Main Board, Local Boards and Council would be taking place about the future of the ALMO. Joanne stated that this would be joint venture between FCHO and OMBC to work closely together to discuss the future of the ALMO.  Joanne Bentley stated that a number of workshops were being held and encouraged members to attend.
<b>Resolution</b>	<b>N/A</b>

<b>Item Number/Title</b>	<b>Item 12 (c) Update, Progress &amp; Suggestions on Environmental Schemes</b>
<b>Purpose</b>	To update members on the Progress and Suggestions on Environmental Schemes.
<b>Recommendations</b>	Members are requested to discuss the Environmental Schemes.
<b>Relevant Debate</b>	Joanne Bentley informed members that there was a Formal Estate Inspection meeting at Grove Road on 1 November 2007. Joanne suggested that a scheme to provide fencing to the rear of the bungalows at Grove Road be considered and said that this could be looked at during the inspection. Members agreed for the scheme to be progressed and that it was up to tenants which type of fencing they preferred.
<b>Resolution</b>	<b>N/A</b>

<b>Item Number/Title</b>	<b>Item 13 Any Other Business</b>
<b>Purpose</b>	Members are invited to discuss any other items of business.
<b>Recommendations</b>	N/A
<b>Relevant Debate</b>	There were no other items of business.
<b>Resolution</b>	<b>N/A</b>

**Meeting Closed At:**

Jean Bradley closed the meeting at 19.18pm

**Item 14 - Next Meeting Date**

Wednesday 30 January 2007 at 5.30pm

Venue: Denshaw Village Hall, Ripponden Road, Denshaw OI3 5SJ

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

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

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