

FIRST CHOICE HOMES OLDHAM ROYTON AND SHAW LOCAL BOARD

*Minutes of a meeting held on Thursday 9th March 2006
At Chester Place, Royton*

Councillors: Bernard Judge and Steve Bashforth

Tenant Members: Margaret Kelly (Chair) Maureen Peters, Alwyn Stott

Independent Member: Lynn Pertoldi, Maureen Peters

In Attendance

Mike Beaman, Nimisha Mistry and Paul Shelmerdine

The Chair welcomed all to the meeting and introduced all Members present

1. WELCOME INTRODUCTIONS AND APOLOGIES

Apologies had been received from: Mark Doyle, Terry Brophy, Les Herring, Cllr Farrell and Cllr Blyth

2. ANY ITEMS OF URGENT BUSINESS INTRODUCED BY THE CHAIR

There was no urgent business.

3. TO RECEIVE DECLARATIONS OF INTEREST IN ANY CONTRACT OR MATTER TO BE DISCUSSED AT THIS MEETING

There were no declarations of interest.

4. TO APPROVE THE MINUTES OF THE MEETING HELD ON 26TH JANUARY 2006

The minutes of the meeting held on 26th January 2006 were agreed as a correct record with the following amendments.

- a) Maureen Peters in attendance at last meeting – Attendance to be noted on previous minutes.
- b) Lynn Pertoldi was unclear about meaning of 2nd paragraph page. It was agreed that the paragraph be reworded

Minutes approved after amendments are made.

5. MATTERS ARISING

There were no matters arising

6. PUBLIC QUESTION TIME

The Chair reported that no questions had been submitted by the public under the Public Question Time forum.

7. PERFORMANCE CONTRACT

Members received a report of Third Quarter Performance by Mike Beaman, which was to inform members of performance in the area between October to December 2005. Members were asked to consider and discuss the contents of the report.

Arising from the report, Members made reference to the following issues

- a. Overall, performance in the area was excellent.
- b. Mike Beaman expressed that greater accountability to staff had lead to this.
- c. Lynn Pertoldi praised the voids performance, which Mike Beaman had expressed, was down to 23 days in December.
- d. MB commented on the parallels between the repairs service and voids.
- e. MB expressed his concern that the area target for Rent Arrears will not be met, but would be very happy if they got close to what is an extremely challenging target
- f. MB questioned the existing customer care targets. MK expressed that many customers do not return forms for a number of reasons e.g. "Don't complain, because nothing will happen"
- g. Members of the board asked for new "Index style Photographs" on the wall at Royton and Shaw offices
- h. The board asked for clearer clarification that figures are cumulative
- i. MB telephone number to be corrected

RESOLVED -

- I. Members note the content of this report.
- II. Paul Shelmerdine of Performance and Research to make necessary amendments to format of report

8. CO-OPTION REPORT

The Local board received a report by Sue Walker, presented by Mike Beaman. The report asked for volunteers from the Local board to be co-opted on to Main Board. The report outlined the roles and responsibilities of Main board membership and restrictions on co-opted members. Issues raised included

- a. Any co-opted members wouldn't have voting rights but would be able to influence decisions.
- b. MK expressed that the Royton and Shaw board already have two members on the main board (Margaret Kelly and Lynn Pertoldi)
- c. The board noted that attendance at the meeting was low, however there was interest shown from the members at the meeting.

9. LOCAL BOARD AWAY DAY

The Local board were given details of a planned Local board Away for members of the Royton and Shaw local Board. Mike Beaman expressed the need to set local priorities for the forthcoming year and the need to forward plan. Issues raised were.

- a. The Chair praised the last away day, saying that it was both informative and an excellent opportunity to air opinions.

- b. The Board agreed on the morning of 25th March, proposed 10am – 12 noon.
- c. It was agreed that Mike Beaman was to arrange a suitable venue

10. FORMAL ESTATE INSPECTION (REPORT ATTACHED)

Members received a report produced by Nimisha Mistry regarding a recent Formal Estate Inspection on the Rushcroft Estate, Shaw on the 25th January 2006. Further to this members were updated on the activities of local residents groups and asked to approve dates of future events

- a. Nimisha Mistry praised the attendance for the inspection and thanked Lynn Pertoldi and Mark Doyle for her attendance on the day.
- b. Nimisha Mistry explained the issues arising and the actions taken to resolve them.
- c. Nimisha Mistry expressed her belief that the attendance of a representative from the Caretaking team had helped highlight hotspots more easily.
- d. The prompt actions of Housing Officer Mark Crossley were praised by Nimisha Mistry
- e. Cllr Bashforth commented that despite comments contained in the report from Cllr Wingate regarding budget restrictions on the repair of potholes, that pot holes could be repaired.

Nimisha went to update the board on the various activities of Tenant groups in Royton and Shaw and circulated tenants group meetings, formal estate walkabouts and quarterly networking session's dates for the rest of the year.

- f. MK asked where funds for "Kick Pitch" on Oozewood had come from. MB confirmed that funds had come from a combination of FCHO and the "Airport Fund".
- g. NM commented on potential issues concerning lighting around the pitch and potential ASB issues rising from this.
- h. MK questioned whether tenants had been consulted regarding the scheme, MB confirmed that they had.
- i. MB confirmed that environmental services would maintain the pitch
- j. NM expressed her delight at the formation Haggate and Royley Tenants and Residents Association. The board praised Mark Doyle in the formation of the association.

Approval was sought for future dates for Formal Estate inspections.

Dates were agreed, although Councillor Bashforth expressed some concern over the times of the walkabouts. Nimisha commented that one has been agreed for the evening.

The board commented that the board should be informed well in advance of any schedule changes. Nimisha said that all meeting would be confirmed by letter anyway.

11. FUTURE DATES (DATES ATTACHED)

The formal estate walkabout dates, quarterly networking dates and group meeting dates were all agreed.

Members of the board were asked to consider dates for forthcoming meetings by Mike Beaman

All dates were agreed except for 21st December as too close to Christmas. The board proposed moving the date back a week (date to be confirmed)

12. FEEDBACK FROM MAIN BOARD

Lynn Pertoldi updated the local board on the Main Board Away day at the Norton Grange Hotel, Rochdale. The following points were raised

- a. Ensuring that issues raised in the Inspection were addressed
- b. Developing and improving customer focus at all levels
- c. More strategic planning after extension of FCHO contract till 2010
- d. Lynn Pertoldi expressed her concern that "Succession Planning" required continuity and the potential impact of the impending Councillor and tenant elections.
- e. MK commented that Tenant Representatives are voted onto the board for three years, and that the impending election should not impact on any strategic planning.
- f. The event and the hard work that had gone into the day was praised by Lynn Pertoldi

13. ANY OTHER BUSINESS

- a. Margaret Kelly asked for clarification on the situation regarding arials in the Royton and Shaw area before taking it to the main board.
- b. Margaret Kelly asked Cllr Judge if he would be continuing on the board during his time as Mayor of Oldham. Cllr Judge said he would like to continue, but admitted that his mayoral duties would impact on his schedule.
- c. Mike Beaman commented that SX3 is to be launched on 20th March 2006 and that it is likely that systems will be down week commencing 13th March, but added that staff would still be able to take money over the counter
- d. With the impending PFI programme, there is concern over future venues for meetings. Chester Place (Royton) to be demolished and Matthias Pilling House, Shaw to be used as a decant property. Members of the board suggested looking at local schools. MB to investigate potential venues
- e. AOB was missed out on the agenda, please put on future agendas.

14. DATE AND TIME OF NEXT MEETING

The Local Board noted that the next meeting would be held on Thursday 20th April 2006 Matthias Pilling House, Shaw 6.30pm

The meeting commenced at 6.30pm and closed at 8.30pm