

SADDLEWORTH & LEES LOCAL BOARD

Wednesday 23 April 2008 at 5.30 pm
Denshaw village Hall, Ripponden Road, Denshaw OL3 5SJ

Members Present:

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

FCHO Officers Present:

Joanne Bentley; Jan Wade; Lynn Phillips, (Minute Taker)

OMBC Officers Present:

Mark Julius

Prospective Tenant Members Present:

Kerry McDermott; Heather Rushton; Stuart Littleford

Meeting Convened At:

Brian Lord took the Chair and convened the meeting at 6.35pm

Apologies:

Huw Watkin

Members Absent:

There were no members absent.

Declaration of Interests:

There were no declarations of interest.

Items of Urgent Business:

Following Edith Bentley's resignation from the Board, three tenant members were in attendance to view the operation of the Board. All in attendance gave formal introductions.

Item No / Title	Item 4 Approval of Minutes and Recommendations from last meeting held on 12 March 2008 and Matters Arising
Purpose	To approve the minutes and recommendations from the last meeting held on 12 March 2008 and discuss matters arising.
Recommendations	To Board is recommended to note the contents of the minutes and recommendations.
Relevant Debate	<p>Winnifred Dillon explained that she attends all meetings she is able to, however she is away on business and is unable to attend every meeting scheduled.</p> <p><u>Formal Estate Inspections:</u> The dates for these are covered as Item 8 of the Annual Review report: Joanne Bentley explained that members agreed to a 2 year programme of FEI's, the first year of which has now been completed and the dates for 2008/9 have been discussed at a previous Local Board meeting. A</p>

	<p>review of the FEI's will be conducted on completion of the inspections.</p> <p><u>Lighting at Turner Street:</u> Huw Watkin has assured Joanne Bentley that Craig Lancaster is in charge of this programme and will report back to the next meeting on progress. Val Sedgewick also raised the security issue of the open access at the rear of the bungalows. Joanne Bentley explained that the budget is exceptionally limited, but the estate budget may be able to pick this up.</p> <p><u>Fencing at Grove Road:</u> Joanne Bentley produced photographs of the newly erected fencing as requested by members. Joanne Bentley explained that the wooden fencing had been pre-treated, but that there had been no budgetary provision for painting. Members raised concerns about individuals painting the fencing different colours and Mike Buckley suggested informing residents to use one paint colour only. Joanne Bentley suggested this would be difficult. Winifred Dillon asked whether there was a service charge relating to the maintenance of this fence. It was agreed that the TPO would carry out some consultation with residents. Stuart Littleford lives opposite and suggested that as the fence is a rough finish, the wood should be stained and not painted.</p>
Resolution	<p>Joanne Bentley AGREED to chase up the security lighting to the rear of Turner St.</p> <p>Members AGREED that Jan Wade, TPO would organise consultation regarding the staining/painting of the Grove Rd fencing.</p>

Item 5 – Public Questions

No Members of the public were present.

Item No / Title	Item 6 Options Appraisal Update
Purpose	To update Local Board members of progress on the Housing Stock Options Appraisal process following the presentation made at the last Board meeting.
Recommendations	Members are asked to note the content of the presentation.
Relevant Debate	<p>Mark Julius provided members with an update of the Stock Options Appraisal. He explained the measures in place for residents who would be selected for the stock condition survey. All PFI2 and 4 properties have been excluded from the stock condition survey. Mark added that the newsletter was being finalised and would be sent out to all residents and that briefings had taken place with FCHO staff.</p> <p>Winifred Dillon asked about the Decent Homes Standard. Mark Julius gave an overview of Decent Homes and its associated financial short-falls: the Oldham Standard will not just be about bricks and mortar, but about the environment, sustainability, the community, public safety etc.</p>
Resolution	Members noted the content of the report.

Item No / Title	Item 7 Lees Formal Estate Inspection Annual Review
Purpose	To inform Members of the recent Lees Estate walkabout.
Recommendations	Members are asked to note the content of the report and comment accordingly.
Relevant Debate	<p>The walkabout was very well attended. Jan Wade informed Members of the findings and the actions taken.</p> <p>The problem of weeds growing through the tarmac at the car park (as discussed at previous meetings) was discussed. Dog fouling is a problem. The four dog-foul boxes at Delph have been removed. Brian Lord explained that the cost of removing dog foul (toxic waste) is prohibitive, so regular bins are in place instead.</p> <p>Val Sedgewick confirmed that Benyon St looks very good as a result of the clearance of weeds and overgrown shrubs.</p> <p>Winnifred Dillon asked which FCHO officer is responsible for reporting problems and who to. Joanne explained that Housing Officers identify problems on informal inspections as well as Formal Inspections, however, other agencies are invited to attend Formal Inspections and action problems highlighted for their area of responsibility. Jan Wade added that there is an issue with Highways not dealing with issues and although an Officer from Highways was invited to the walkabout, no one from the team attended. Winifred Dillon asked if the Board could write to Highways to request attendance. Jan Wade added that explaining to tenants that a problem has been reported is not enough. Tenants want to know when a problem is going to be resolved. Brian Lord added that the Highways budget has been slashed by £16m this year and money is short. Jan Wade suggested adding the Highways contact number to the newsletter so that tenants can call direct.</p> <p>Joanne Bentley suggested Highways be written to on behalf of the Board. Jan Wade will compile a list of work not yet done.</p>
Resolution	Members AGREED that Joanne Bentley would write to the Highways Department formally to request the presence of an officer at future inspections.

Item No / Title	Item 8 Annual Review
Purpose	To inform Members of the Annual Review
Recommendations	Members are asked to note the content of the report.
Relevant Debate	<p>Val Sedgewick pointed out that trees have been cut down at the rear of Vaughan Grove however the area has been left a mess. Jan Wade will investigate.</p> <p>Joanne Bentley added that estate inspections are vital, and involving tenants is important. Ways of inviting tenants were discussed i.e. texting tenants en mass. FCHO are looking at ways of using the information held to tailor ways of contacting tenants.</p> <p>Members queried an area in the Inspection Report called Malmero: this may be a typing error.</p>
Resolution	<p>Joanne Bentley AGREED to look into the waste cuttings left at Vaughan Grove.</p> <p>Members AGREED the formal estate inspection time table.</p>

Item No / Title	Item 9a 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	Joanne Griffin will provide a presentation on the Respect Agenda in the near future. The Performance report will be available for the next meeting. Joanne Bentley will email Members with dates for future meetings, and Members will ratify these at the next meeting.
Resolution	Members AGREED agenda items. Members AGREED to ratify dates for future meetings at the next meeting.

Item No / Title	Item 10 Any Other Business
Purpose	To discuss any other items of business.
Recommendations	N/a
Relevant Debate	Brian Lord has met two tenants who have complained that they have got very old kitchens from the 1960's that have not been renewed as part of the Decent Homes programme, although roofs, windows etc have been replaced. Joanne Bentley replied that, as explained by Mark Julius, the Decent Homes standard has not included new kitchens and bathrooms. The work now being carried out by the Options Appraisal team will look at customer's aspirations. Brian Lord was unhappy that new tenants may get a new kitchen if the previous tenant trashes the kitchen on leaving, yet the tenants who have looked after their kitchens and bathrooms over the years do not get replacements. Re-charges to outgoing tenants who damage property were discussed.
Resolution	N/a

Item No / Title	Item Feedback from Main Board
Purpose	To discuss feedback from the Main Board Meeting held on 27 February 2008.
Recommendations	To note the contents of the report.
Relevant Debate	Main Board meeting minutes are sent out not for the last meeting, but the meeting before. Members asked if they could receive the minutes of the most recent meeting in a more timely fashion. Members again discussed the Options Appraisal.
Resolution	Members noted the content of the de brief.

Meeting Closed At:

Brian Lord closed the meeting at 6.50 pm

Item 11 - Next Meeting Date:

Wednesday 4 June 2008 at 5.30pm

Venue: Springhead Community Centre, Ashes Lane, Springhead

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