

DERBY HOMES LIMITED

MINUTES OF THE LOCAL HOUSING BOARD SOUTH

**Held on Thursday 19 June 2003 at 6.00 pm
The Molineux Room, St James' Centre, Malcolm Street**

The meeting started at 6.00 pm.

Local Housing Board Members Present:

Elaine Jackson	Sinfin Village
Ken Whitehead	Osmaston Triangle
Guy Copeland	United Alvaston
Win Buchan	Allenton
Bill Harrison	Chellaston/Shelton Lock
Bevan Bullock	Littleover
Nita Murphy	Derby Homes Board
Paul Bayliss	Derby Homes Board
Jenny Bradley	Derby Homes Board
Maurice Burgess	Derby Homes Board

Officers Present:

Maria Murphy, Jackie Mitchell, Maureen Davis, Alex Dixon, Dave Elliott, Alice Sanghera, Michelle Spamer

Lovells

Peter Marshall

Apologies

Apologies for absence were received from Bob Troup, Ron Liversedge

03/33 Admission of Late Items

There were no late items.

03/34 Declarations of Interests

The Council Board Members were noted as declaring their interest in matters relating to Derby City Council.

The Tenant and Leaseholder Board Members declared their interests as tenants/leaseholder (as defined in the Memorandum and Articles of Association) of Derby City Council.

The Chair reminded Board Members of their responsibility to declare any pecuniary or non-pecuniary interests in any matters being discussed at meetings, and to seek advice from him or Derby Homes officers if they are uncertain.

03/35 Minutes of the meeting held on 17 April 2003

The minutes of the meeting held on 17 April 2003 were accepted as a true and accurate record.

03/36 Matters arising

There were no matters arising.

03/37 Homes Pride Update

The Local Board received copies of the recent Homes Pride Staff Newsletter for information.

Recent Press Articles

Derby Homes Officers and Lovell's representative gave the Local Board a full explanation of the background to the articles and action taken to ensure that any further occurrences of such incidents are minimised.

The Local Board was advised that as a consequence, additional liaison and supervision staff were being taken on. Whilst work is ongoing, Derby Homes liaison officers will visit every property being modernised once a week, Lovells liaison staff will visit every day. Lovells has also brought in a dedicated "finishing team" of maintenance staff to complete any final snagging work. Work at the 'front end' of the programme is being slowed down for 2-3 weeks, to allow catching up of work further on in the programme.

Agreed

The Local Board noted the Homes Pride update.

03/38 The Future of City Housing Improvement Plan (CHIP) Funding

The Local Board received a report on feedback from the consultation with CHIP representatives on the top-slicing of CHIP funding.

Agreed

The Local Board agreed

1. to adopt a 20% top slicing of the CHIP Budget
2. that Community Panels authorize their own CHIP works
3. that the Local Board authorise and prioritise top slicing of CHIP bids
4. CHIP bids to be presented to the Local Board at their meeting in December.
5. Clarification to be sought on repayment by leaseholders in relation to the HRA.

03/39 Community Panel Issues

The following issues were raised by Community Panels

Chellaston/Shelton Lock

Bill Harrison advised that youth shelters were being erected in the area, in partnership with the Youth Service. The Bridge Inn has offered to pay for lighting. A launch/open day is being held in the near future.

United Alvaston

Guy Copeland raised the following issues

1. Vinshires are not boxing hot water pipes running up walls in houses in the Hawtrey Gardens area.
2. Numbers to new doors are missing
3. Will heat lease systems be removed where new boilers are fitted.
4. Inconsistent approach to replacement of fences/gates
5. CCTV at Durley Close – removal of tree blocking camera view

Response

Items 1, 2 and 4 – officers to investigate further.

Item 3 – in most cases heat lease will not be removed, the decision is dependent on how long the lease has left to run. Officers to prepare a report on the heat lease contract for the next meeting.

Item 5 – Councillor Alan Graves took this up with the Council's Arboricultural Officer, but did not receive a positive response, but this will be pursued.

Littleover

Bevan Bullock raised the following queries

1. Donington Close Sheltered Housing Scheme - this item had been raised at the last meeting.

Response

Because it was raised only days before the main Board meeting, there had been insufficient time for officers to prepare a full report. The main Board resolved to consider this matter in full at their next meeting on 26 June 2003.

2. Field behind Gary Close, Littleover – the field had been left to children to use as a playing field. Severn Trent had carried out some work on the field. The field is currently muddy and containing pools of water. The Panel are trying to establish who is responsible for maintaining the field.

Response

This matter needs to be taken up with the local ward councilor. Councillor Burgess agreed to pass the matter on to the relevant councillor.

Allenton

Win Buchan queried why the procedure agreed at the last meeting for raising Community Panel issues at Local Board meetings, had not be adhered to.

Response

It was explained that it had been decided to take an open approach for this meeting because no issues had been put forward through the procedure. Managers will be reminded of the procedure and it is hoped that the procedure will be resumed at the next meeting.

Osmaston Triangle

Ken Whitehead advised that roofing contractors have not been returning to jobs once completed to tidy up the areas. Material has been left in gardens, scaffolding left behind and dumping in skips. In addition, renewed window frames are being left unpainted.

Response

Tenants are asked to contact their Local Office as soon as a problem is identified. It will also help if addresses can be identified when issues are raised at the Local Board in order for officers to be able to provide a more specific response.

03/40 Future Options for Blocks of Flats

The Local Board received a report that had been considered by the main Board on options for the Isle of Wight blocks, Alvaston and Derbyshire blocks, Spondon. They were advised that following a public meeting in both areas, questionnaires will be sent to each householder asking them to indicate what option they prefer. The Local Board will be kept updated on progress.

Agreed

The Local Board noted the report.

03/41 Performance Monitoring

The Local Board received a report summarising performance in the South of the city on key service areas, in particular void properties, rent arrears and anti social behaviour cases.

Agreed

The Local Board noted the report.

03/42 Minutes of the Board meeting held on 24 April 2003.

The minutes were unavailable at the meeting, but will be posted to all Local Board Members.

03/43 Date of next meeting

The next meeting will be held on Thursday 21 August 2003 at 6.00 pm at Glengarry Way Common Room, Sinfin.

Apologies for this meeting were received from Maurice Burgess and Guy Copeland.

The meeting ended at 7.50 pm.

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CHAIR

Signed as true and accurate record of the meeting held on 19 June 2003.