

JOINT CONSULTATION MEETING
Between
ST LEGER HOMES of DONCASTER
And
THE STANDING JOINT COMMITTEE
Of the
DONCASTER FEDERATION of the TENANTS and RESIDENTS
ASSOCIATIONS
Held on
28th February 2008 at 2.00pm
In the
HAYWOOD ROOM, COUNCIL HOUSE

PRESENT

ST LEGER HOMES

Martin Musgrave	Chief Executive
David Willis	Community Liaison Manager

DMBC

Gail Newton	Area Service Director – Central (DMBC)
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STANDING JOINT COMMITTEE

Lyn Ralph	Chair
Brian Naughton	Vice Chair
Mavis Williams	Secretary
Sue Wilkinson	Treasurer
Frank Knapton	Assistant Secretary
Andy Kerr	Assistant Treasurer
Linda Teasdale	
George Hardy	
David Evans	
Lin Myers	
Naz Hussain	Federation Support Officer (minutes)

1. WELCOME

Lyn Ralph opened the meeting and thanked everyone for attending.

2. APOLOGIES

Sue Bowie	Temp. Assistant Director of Customer Services
Sue Wilkinson	Treasurer
Ali Melli	SJC
Ashkan Melli	SJC

3. MINUTES OF THE LAST MEETING

The minutes were accepted as a true and accurate record.

4. MATTERS ARISING

Pg. 2 Matters Arising – Decency

David Evans stated that recent customer complaints were in relation to the re-fitting of intercoms in addition to spy holes and Smart Water stickers on new doors.

David Willis replied that upon investigation it was found that all tenants in the properties concerned were each asked if they wanted to keep the old intercoms and the majority declined. Only one tenant chose to keep the old intercom. When this issue was first raised, Alan Ridehalgh, site manager for Sovereign paid a site visit and spoke to as many concerned tenants as he could. Every tenant he talked to informed him they were satisfied with the doors and had no issues.

Michael Vickers, Senior Project Manager for Decency, explained that the doors fitted on this scheme are to BS secure by design standard and therefore old door furniture and security bolts are not required. Each front door has a fitted spy hole and a door chain / bolt is fitted to both the front door and rear door.

However, Michael Vickers did agree to meet David Evans regarding this issue.

Pg. 3 Directors Report

Frank thanked SLHD on behalf of the tenants and residents in Mexborough for their work to introduce gas access in parts of Mexborough, which will benefit over 600 tenants and residents.

Linda Teasdale asked if there was any plans to extend the access to gas to the Windhill Estate; Martin replied no plans as yet but will look into it.

Pg. 3 Chairs Report

Lyn reported that the Federation had been looking at all viable options with the relocation in terms of cost and timescales. Dave Willis added that on 18th February 2008 members from the SJC and the CLO team met to draft a business plan to help with the proposed move.

George enquired about the future plans for the old fire station on Leger Way; Gail agreed to find out and feedback.

5. DIRECTORS REPORT

Martin updated on the current spend of the Decency programme, which is £43 million as of February 2008 and outlined that the £55 million budget for 2007/08 was one of the largest allocated to any ALMO in the country.

The new allocation for the Decency Programme in 2008/09 is to be £55 million and £43 million for 2009/10. The schedule for the 2008/09 has now been approved by DMBC.

Frank asked if there were any plans for new build and Martin stated they are currently reviewing this along with other ALMOs that are based in the North.

Martin reported that they are now working more closely with all contractors to avoid any foreseeable problems or issues.

The lower rises on Balby Bridge have been taken out of the 'Options Appraisal' and SLHD have been given permission from DMBC to start Decency Works on them.

Martin stated he is now attending DMBC executive meetings to discuss future plans and projects and in addition it has been agreed by the SLHD board to start planning to achieve 3 stars for the organisation. A report is currently being prepared for DMBC highlighting measures to be taken to achieve the 3 stars.

SLHD is still on with the move away from the Thorne and Conisbrough offices and are close to finalising the move.

The SLHD executive team have been undertaking estate walks with officers and managers. Martin stated he has been impressed so far with the walks and the actions taken.

Lyn praised SLHD for taking swift action to help evict tenants with untidy gardens and added that there was a visual improvement on many estates now. Mavis added that the estate walks she has attended have been excellent and the feedback received was instant and very informative.

The repairs service is set to introduce a new system called opti-time in April to adopt a more flexible option when responding to repairs.

There has been no change yet to the make up of the area boards, but we will probably re-align with DMBC once they have made a decision.

Martin announced that SLHD had won the 'Best Partner Award 2007' from the South Yorkshire Fire Service at a recent awards ceremony held in Sheffield.

Ernie Plastow asked about the process to evict private tenants on the basis of untidy gardens; Gail stated that it is more difficult to evict private tenants but we do work closely with Environmental Health to tackle such issues.

Linda asked for clarity on illegal parking, a discussion ensued about this and Gail agreed to get more information on the legislation concerning illegal parking.

Ernie enquired why Community First was not attending TARA meetings; Gail reported that elected members were being encouraged to attend such meetings and feedback any issues to the relevant officers to action.

6. COMMUNITY LIAISON / DIVERSITY REPORT

David Willis presented the February 2008 report for the two teams. Please see attached report.

Other points that were raised in relation to the Community Liaison report:

- The new training programme is complete and is much more comprehensive than the 2007/08 programme.
- SJC requested training around asylum seekers, refugees, etc. David Willis agreed to look into this request.

7. CHAIR'S REPORT

Lyn reported that the Doncaster Federation has been asked by the Balby Bridge TARA to support them to help reduce heating costs for the estate.

Martin commented that the Civic Cultural Quarter is to have a new district heating scheme and are currently looking at linking it to the Balby Bridge estate.

8. ANY OTHER BUSINESS

The Oval TARA

Lyn Ralph on behalf of the Oval TARA reported that they had recently met with AfCE to discuss the possibility of the estate becoming a Tenant Management Organisation (TMO). However they had decided not to become a TMO but remain under the management of SLHD but would like to create a local compact for the area. Lyn also reported that there were serious health & safety implications with regards to the guttering and soffits to the housing stock on the estate which needs looking at. Martin agreed to investigate this.

Smart Water Stickers

Lyn reported that Michael Vickers had informed the SJC that all tenants who have Smart Water stickers will be sent new ones after decency works via Community First.

9. DATE & TIME OF NEXT MEETING

Thursday 27th March 2008 at 2pm in the Haywood Room, Council House