

**JOINT CONSULTATION MEETING**  
**between**  
**THE STANDING JOINT COMMITTEE**  
**of the**  
**DONCASTER FEDERATION OF TENANTS' and RESIDENTS'**  
**ASSOCIATIONS**  
**and**  
**ST LEGER HOMES of DONCASTER**  
**and**  
**DONCASTER MBC**  
**held on**  
**24 June, 2010 at 1.00pm**  
**in the**  
**DONCASTER FEDERATION'S TENANTS' & RESIDENTS' RESOURCE CENTRE**

**PRESENT**

**STANDING JOINT COMMITTEE**

Andy Kerr	(AK)	Chair
Keith Jobson	(KJ)	Vice-Chair
Ken Barron	(KB)	Committee Member
Michelle Heeley	(MH)	Committee Member
Anne Pawson	(AP)	Committee Member
Dave Maxey	(DM)	Committee Member
Marion Baxter	(MB)	Committee Member
Mavis Williams	(MW)	Committee Member
Ernie Plastow	(EP)	Committee Member

**ST LEGER HOMES / DMBC**

Janet Clarke	(JC)	Assistant Director of Customer First -SLHD
Alan Cunningham	(AC)	Neighbourhood Manager DMBC
Patrick Wilson	(PW)	Cllr Central Ward – Portfolio Holder Housing
Heather Saunders	(HS)	Temp. Federation Support and Community Engagement Officer
Heather Coulthard	(HC)	Neighbourhood Manager DMBC
Meryl Liddell	(ML)	Community Engagement Manager - SLHD

**1. WELCOME**

The Chair opened the meeting and thanked everyone for attending followed by a run through of the housekeeping rules.

**2. APOLOGIES**

Susan Jordan	Chief Executive – SLHD
Judith Jones	Director Customer Services – SLHD
Mick Werritt	Director of Property Services - SLHD
Jayne Tindall	Committee Member
Bob Snashall	Committee Member
John Bartkus	Committee Member
Bernadette James	Committee Member
Elaine Fleming	Committee Member
George Hardy	Committee Member

### **3. MINUTES OF THE LAST MEETING**

The minutes of the last meeting were passed as a true and accurate record.

### **4. MATTERS ARISING**

#### **Page 1**

**Attending members to include Sue Bowie**

#### **Page 2**

**DAS Aerials** – Issues are still ongoing. Paul Elliot has agreed to attend SJC Consultation on Thursday 1 July, 2010.

**Neighbourhood Alliance** – Neighbourhood Alliance is currently in Moorends and will move to Woodlands week commencing 26 July.

**BME Questionnaires** – Meryl advised the meeting that circa. 70 surveys had been returned. The general trend so far is that they would like to see the BME meeting held on a Saturday morning. Any tenants who had stated that they would be interested in attending their local TARA had been sent a letter informing them of meeting details, along with a letter to the TARA advising them that a new member may be joining them.

#### **Page 3**

**PACT Meeting** – With regards to Estates officers attending PACT Meetings, Judith Jones has contacted Estate Managers – however 100% attendance cannot be guaranteed as officers attend many meetings. KB asked if it would be a good idea for St. Leger Homes and DMBC to liaise with each other to pre-plan what feedback could be taken to the meeting. HC said that minutes are taken at PACT meeting, KB said that there appeared to be disparity with regards to what was happening at each of the meetings.

**Edlington House Issue** – The issue that had been raised is now being dealt with.

**Estate Walks** – JC advised the members of the meeting that a reminder has been issued to Estate Managers with regards to feeding information back to the local TARAs following all estate walks. If the committee find that there is a particular area that is not relaying the information, HS should be informed so that this can be relayed to JC, so that the circumstances can be investigated and addressed. JC agreed that she would look into the issue of a Highfields Estate Walk that did not occur and feedback at a future meeting. PW commented that this may have occurred due to the changing shift patterns of the police.

#### **Page 3**

The minutes referred to the forum meetings. KJ advised that this should have read Area Forums to ensure there was no confusion. It was agreed by the committee that analysis will now take place with regards to the future of the Area Forum meetings and whether they should continue to take place in the areas. It was decided that the discussions and decision will be held at the next round of Area Forum meetings that will take place in July at the Tenant's and Resident's Resource Centre.

KB recommended that the format of the meeting should be slightly easier as some members of the previous meeting may have found the presentations difficult to digest. EP recommended that if the Area Forums were to continue out in the area it would be advisable to have a surgery session first, which would allow members to

feed in their personal issues as a separate issue rather than getting bogged down on an agenda item.

#### **Page 4**

KJ asked if there had been an update with regards to a DYTAG member wishing to join the Standing Joint Committee as a co-opted member. ML confirmed that the next meeting of DYTAG would not take place until 30 June. At this point Nyssa Hird would raise the question as to whether one of the members would like to be co-opted onto the committee.

#### **St. Leger Support**

AK advised the meeting that the federation were now in receipt of seven letters that were in support of St. Leger Homes of Doncaster being given an extended offer of contract. AK felt that St. Leger Homes are doing a wonderful job and he was disappointed that SLHD had only been offered a one year contract.

Patrick Wilson stated that there would be continuing discussions between SLHD and DMBC. There was a need for the decency work to be completed. SLHD had been set 10 Key performance indicators to meet – and of course was being inspected.

AK stated that the repairs system has been greatly improved.

DM explained that a Leaseholder meeting was held last week of 12 leaseholders. They agreed that they received better service under St Leger Homes than they ever did with DMBC and offered to send a letter of support from the leaseholders.

JC emphasised that SLHD had not solicited letters of support but she thanked the committee for their support and added that discussions with the Council with regards to the future would continue.

KJ explained that the SJC fully support the motion of SLHD being awarded a full five year contract due to them offering tenants a much better service than DMBC as well as having planned maintenance scheme. He added that working to a one year contract restricts future plans and it is very difficult to forward plan with such a short term.

EP asked why only a one year contract had been offered, as opposed to a slightly longer three year contact.

DM advised that the current situation leaves uncertainty in tenants' and leaseholders' minds and this is the reason why people want to keep SLHD. If a company is doing well there was no need to change it and SLHD do provide a very good service.

AK stated that everybody he has spoken to with regards to ALMOs managing council stock, believe it is the best thing that has ever happened to council housing.

Patrick advised the members of the meeting that he has taken over the housing portfolio with no pre-conceptions of what the future may hold. He firmly stated that the future of SLHD is under ongoing discussions and people should not assume that SLHD would not continue to manage. There were the 10 KPIs and also the

inspection outcome would be made public in October. He added that even if SLHD did not deliver, there would still be further consultation.

AK brought up the number of properties in Edlington and Mexborough under Pathfinder. Patrick stated he would raise this with officers and get feedback.

KB explained there is no rebuild following the demolition in the area. There is still talk about the new roads but not houses. Social housing is being lost with none put back in its place. He added that he would like the Mayor to reply to the email he sent.

Patrick will check with officers and get some feedback for the next meeting on the 5<sup>th</sup> of July 2010. He added that he did not know why the Mayor has not replied to AK's email and asked KB to accept his correspondence as being from the Mayor.

KJ spoke about the need of a new communal hall in Scawthorpe. He said that the TARA were willing to extend their boundaries to include 600 properties on the north side of Jossey Lane. KJ informed the meeting that plans had been drawn up by DMBC which included the adjacent garages. He has had a meeting with Andy Woodhall, Ian Bateman and Lynn Molloy, however, it looks as it would not be possible to secure such a high level of funding. The TARA is currently waiting for a response from Ed Milliband.

Patrick stated that regarding garage sites, SLHD and DMBC are undertaking a stock survey, deciding which ones are viable and which are not. It may prove to be that the Scawthorpe garages are found to be unviable.

KJ informed the meeting that a small stainless steel bin has been purchased along with accessories; a large bin for the kitchen and a small free bin for accessible facilities.

## **5. DIRECTORS REPORT**

On behalf of Susan Jordan, JC gave thanks to all who have been involved with the inspection, adding that we were half way through the process now. The general feeling was that it was progressing well with no surprises so far.

JC advised that the Introductory Tenancy scheme is now up and running and new tenants will be informed that there is a probationary period of twelve months.

JC informed the meeting that Local Lettings Policies were being investigated at The Crescent (Dunscroft) and an area of flats in Mexborough.

JC spoke about a Fire Brigade exercise that had been undertaken on how a fire would be tackled in a high rise flat has been carried out by partner agencies. The exercise was carried out at Shaftesbury House, Intake. The exercise had been a valuable experience and would be repeated across other blocks of flats.

JC explained to the members of the meeting that the Community Liaison and Diversity teams have now merged to become the Community Engagement Team. The team dynamics have not changed but it is hoped that the name will better reflect the work the team do.

The First Contact Pilot was being mainstreamed.

JC informed the members of the meeting that the Gas Servicing scheme had been taken completely in-house. This will enable SLHD to provide a better Value For Money service.

JC explained that the Tenants Service Authority is being disbanded and work being absorbed elsewhere. We are not currently clear on what the future guidelines will be, but for now there was still a requirement to work on the annual report and on local offers. The TSA standards strongly emphasised partnership working. SLHD already work closely with partners but we will have to wait and see what the government will put in its place.

The feeling in central government is that the concept is good but the TSA has been an expensive way of carrying work out.

JC and ML advised the members of the meeting on the progress of the Scrutiny Panel. The group have now held three meetings. The SJC were told that they would not be able to change the outcomes given on the reports by the Scrutiny Panel, as this would defeat the object of their existence.

AP explained that she was worried that the Scrutiny Panel will be taking over from the SJC. JC explained to AP that the Scrutiny Panel is a system review, about inputs to deliver outcomes whilst the SJC has an output focus. Confirmation was given by JC and ML that the scrutiny panel will not take over or replace the SJC.

EP pointed out that the SJC and the Scrutiny Panel need to work together alongside the Scrutiny Panel – complimenting the work of each other.

Patrick advised the members of the meeting that he viewed the Scrutiny panel to be good practice as it gives the opportunity to scrutinise areas to ensure that they are working effectively.

## **6. COMMUNITY LIAISON / DIVERSITY REPORT**

ML went through the report for the Community Engagement Team for the month of June. She highlighted the changes that had been made to the document, which illustrated the new team.

She briefly spoke of the TARAs that had been included and asked if there were any comments or questions.

## **7. CHAIR'S REPORT**

No Report

## **8. ANY OTHER BUSINESS**

None

## **10. DATE & TIME OF NEXT MEETING**

The date of the next meeting would be Thursday 29 July at 1pm in the Doncaster Federation's Tenants' and Residents' Resource Centre, 40 St James Street, Balby Bridge, DN1 3BB.