

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
25 March 2010 at 1.00pm
in the
DONCASTER FEDERATION'S TENANTS' & RESIDENTS' RESOURCE CENTRE

PRESENT

STANDING JOINT COMMITTEE

Andy Kerr	(AK)	Chair
Ernie Plastow	(EP)	Treasurer
Keith Jobson	(KJ)	Vice-Chair
Maureen Tennison	(MT)	Committee Member
Elaine Fleming	(EF)	Committee Member
Ken Barron	(KB)	Committee Member
Michelle Heeley	(MH)	Committee Member
Bob Snashall	(BS)	Committee Member
Anne Pawson	(AP)	Committee Member
John Bartkus	(JB)	Committee Member
Marion Baxter	(MB)	Committee Member

ST LEGER HOMES / DMBC

Judith Jones	(JJ)	Director of Customer Services SLHD
Meryl Liddell	(ML)	Community Liaison Manager
Lynn Chamberlain		SJC Support Officer (minutes)

1. WELCOME

The Chair opened the meeting and thanked everyone for attending followed by a run through of the housekeeping rules. The Chair introduced the new Committee Members, Marion Baxter from Intake Central TARA and John Bartkus from Trafalgar TARA.

2. APOLOGIES

Susan Jordan	Chief Executive
Jayne Tindall	Committee Member
Mavis Williams	Committee Member
Brian Naughton	Committee Member
George Hardy	Committee Member
Bernadette James	Committee Member
Dave Maxey	Committee Member

3. MINUTES OF THE LAST MEETING

The minutes of the last meeting were passed as a true and accurate record. However, Keith Jobson had been entered twice on the Apologies and 'Anne Porter' should have been Anne Pawson.

4. MATTERS ARISING

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ML said that within the next 3-4 weeks, the BME tenants would be sent a questionnaire asking them if they would like to be more involved in their local TARA's.

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JJ With regard to the Selective Tenancies at Edlington it was suggested that someone should be invited to attend a future meeting from the DMBC Private Sector as this would be helpful. ML would arrange to invite someone.

MT informed the meeting that Selective Tenancies had been passed. There would be two consultation days in Edlington on the 14th and 15th in the Ciswo Centre for the community to have an input. This would be a pilot scheme to bring landlords to bear. JJ thought it was worthwhile contacting Gail Hancock as the scheme would be for the wider community. MT explained that the meetings were solely for Edlington tenants and residents. The landlords would have to bring their properties up to decency standard and would have a Licence for each property. If they do not adhere to the Licence then the Council could step in and take charge of the properties and tenants. Letters would be going out to every property on the estate with a questionnaire. JJ said that the Government had given authority for Local Authorities to deal with these problems and the Royal TARA has local licensing for tighter control in Edlington. MT explained that if it was successful in Edlington then it would be rolled out to other areas.

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JJ explained that there had been a problem obtaining the parts for 34 Howbeck Drive, but temporary heaters had been offered to the tenant.

The problem with the smell in the bathroom had been resolved; it had been caused by a concertina-style soil connection.

ML The Food and Hygiene course for Intake will be the 9 April.

EP understood that a wake had been held at the Redhouse Communal Hall, but they had been informed by SLHD that they were not allowed to hold wakes in

communal halls. ML confirmed that they were allowed; most of the buildings were not used and we need to utilise them more. JJ confirmed that we need to use them more, but unfortunately we do not have the staffing at the moment to sort this out. We could come to an arrangement with the TARA's to take over responsibility for the halls and charges could be kept by the TARA. Where senior citizens and TARA's used the halls, then a Management Committee could be formed to run them.

AK said that the raffle had raised about £800 but he did not know the exact figure at the moment.

5. DIRECTORS REPORT

JJ said that Susan Jordan was attending a meeting at the Mansion House regarding the Management Agreement and would be discussed by the Scrutiny Panel. AK said that the SJC would ask the TARA's what they think and would feed back. JJ confirmed that they would take into account any major concerns the TARA's have. The Council had said they have had a reduced workload regarding housing since SLHD. KB queried whether the 12 month Agreement would have an effect on the Business Plan. JJ said that we will continue with the Plan and would continue to make continuous improvements. KB asked whether the one year Contract would have an effect on the inspection. JJ said that there had been an initial meeting with the Lead Inspector for England and it was made very clear that we would be judged on what we were delivering. There would perhaps be an impact on the second judgement on decisions the Council have to make, things that we have no influence over. The Audit Commission were very fair-handed and were clear what is down to us and what is down to external influences. MT asked if Pathfinder problems would have an effect. JJ answered that this would not affect us, it would have an impact on Council housing services. It would have an effect if we were holding up a regeneration process, which we were not.

JJ said that a lot of work had gone into the Unity in the Community day, but she felt there were a lot of empty stands and understood that people had said they wanted a stand and then did not turn up. ML said that the Conference Group meeting would be started again and it had been suggested that a deposit charge be made for stands which would be returnable if taken up on the day.

JJ informed the meeting that SLHD were working with DMBC and the Police to set up an antisocial behaviour team to deal with complicated cases that need multi-agency support. The team had bought more Smart Water kits and Kev Drewitt had brought out another product. Rubbish left in gardens could now be sprayed and if these were found to be fly-tipped then they could be traced back to where they had come from.

We are moving on with the Introductory Tenancies and so far there are no major problems.

The rent increase letter had gone out; the Council has also put up the Warden Service charge which has been perceived that SLHD are responsible for when we are not.

MT informed the meeting that there was going to be a completely new alarm monitoring system and money has been allocated for this. Some alarm monitoring customers are paying more than 67p per week and eventually the charges will be brought into line. The pull cords will be taken out and the new system will be a portable BT system. JJ suggested that someone attend a future meeting to explain exactly what will be involved.

KJ raised the matter of a guttering repair which has been outstanding since October 2009 at Cadeby House. Rainwater was damaging the property and this has been raised with Rob Chapel but no-one has been out yet. JJ would take this up.

6. Special Sergeant Chris Stevens joined the meeting. He was part of the Safer Neighbourhood Team and worked with the South Yorkshire Police CCTV network and he would also work at the office near the Resource Centre. SS Stevens would bring to the Resource Centre a rota so that anyone could call into the office and a telephone number for people to call if they were concerned about antisocial problems. MT suggested putting on a flyer that people should contact that number as action could only be taken if people let them know about problems. KB said that he had visited the CCTV centre and asked if a visit for the SJC members could be organised. SS Stevens said he would get someone to come to the Resource Centre.

7. COMMUNITY LIAISON / DIVERSITY REPORT

ML went through the report. ML said that a new training programme would be out in April and training would start in May.

KJ asked whether any progress had been made regarding TARA's submitting their minutes to the CLO team as there were no records of these in the Resource Centre and they would be helpful. ML replied that they were receiving more now and she would ask the CLO team to let the Federation have any that come in.

8. CHAIR'S REPORT

The Chair thanked SJC members for their support.

9. ANY OTHER BUSINESS

JJ SLHD had tried to contact the tenant at 8 Skipworth Gardens by post, but to no avail so we had been out to take appointment, but did not have time to do repair there and then.

With regard to 1 Villa Road, there was a piggy back boiler in place now. The gas will be supplied by Gas Centrica, but can take up to 20 weeks to get gas in.

Howbeck decency – there should be no cold calling in future. Tenants should be informed whether an appointment would be morning or afternoon.

10. DATE & TIME OF NEXT MEETING

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