

**TENANTS PANEL
31 OCTOBER 2017
COUNCIL CHAMBER, WEELEY**

Attended by: Dennis Smith (Chair), John Johnson (Vice Chair), Christian James, Teresa Retter, Carole Vann, Jackie Garner, Carol McDougall, Angie Payne, Sid Payne, Roy Payne, Patrick Gafney, Barbara Campbell, Garry Champion, Iris Peacock, Michael Wyatt and Brian Jones.

Also in attendance: Emma Norton (TDC), David Black (TDC), Matthew Wicks (TDC), Barry Eldridge (TDC) and Angela Hillsley (Home Start Colchester) – items 1-5 only.

1. Welcome and introductions

Dennis Smith welcomed everyone and thanked Panel members, TDC representatives and the guest speaker for attending the meeting.

2. Apologies for absence

Emma Norton advised that apologies for absence had been received from Hazel Harris, Linda Bradnum, Judy Heath, Muna Smith, Brenda Bragg, Ron Weyda and Damian Williams.

3. Minutes of meeting held on 29 August 2017 and any matters arising

The minutes were agreed as a true and accurate record.

4. Home Start Colchester

Angela Hillsley, Project Co-ordinator, outlined the services now provided by Home Start Colchester in the Tendring district and also explained the various referral routes. In response to a query from Carol McDougall, Angela Hillsley confirmed that this service was different to the Sure Start service.

Dennis Smith enquired about the links that Home Start had with schools and Angela Hillsley outlined all of the liaison that takes place with schools in their catchment area. Angela Hillsley also advised that most case handling and support takes place over a period between twelve weeks to six months as its aim is to facilitate independence.

5. Sheltered housing review update

David Black gave an update on the current position in relation to the review of sheltered housing and the emergency vacation of Honeycroft following a reported high risk of legionella.

In connection with the residents meeting held at Honeycroft regarding the outcome of the review, Brian Jones advised that residents were appreciative of the Council's effort to rehouse them and supportive of the future plans for the site. David Black also advised that security measures would be put in place so that the building did not represent an anti social behaviour risk for the residents of the bungalows at Honeycroft.

In response to a query from Jackie Garner, David Black advised that a report is going to the Council's Cabinet to obtain approval to start the formal consultation with

residents which will be carried out over a four week period. All comments received will then be taken into account before a decision is made whether or not to accept the recommendation to close both sites. Any future plans or proposals for the site would be subject to further Cabinet approval.

Barry Eldridge and David Black also outlined the inspection regime that had been out in place in all of the Council's sheltered housing units to prevent the risk of legionella.

6. Housing Investment Programme 2016/2017

Barry Eldridge circulated outlined the contents of a report detailing the outturn of the 2016/2017 Housing Investment Programme and the role of the Tenant Panel's representatives in this. A budget spend of 87.34% was achieved and, in response to a query from Michael Wyatt regarding the underspend, Barry Eldridge advised that some expenditure had been carried forward to be spent in the current year and also that good value on certain contracts had been achieved through economies of scale.

Barry Eldridge to investigate and respond direct to queries raised by Jackie Garner regarding Sky Q and the newly installed communal entrance doors at Grove Avenue.

It was agreed that the contents of the report be noted and thanks passed to the Tenants Panel representatives for their role in this programme. It was also agreed that, subject to individual agreement, the current elected Panel representatives continue in their role.

7. Housing Anti Social Behaviour Strategy

David Black outlined progress made to date in connection with the action items included in the Housing Anti Social Behaviour Strategy Delivery Plan.

In connection with this, it was agreed that:

- Review of the parking initiative introduced in three pilot locations would be reviewed at the next meeting of the Anti Social Behaviour Sub Group
- Item on community policing issues to be included on a future Tenants Panel agenda
- Item on tenancy fraud to be included on the Tenants Panel agenda for February 2018
- Issues raised in connection with the communal cleaning contract to be considered by the review sub group (specification and standard of work being carried out)

The consensus was that good progress had been made against action items to date and that this would continue to be subject to twice yearly review by the Anti Social Behaviour Sub Group and annually by the Tenants Panel.

8. Feedback from themed sub groups

Dennis Smith, Patrick Gafney and Iris Peacock gave feedback from the ARCH Tenants Conference attended by five members of the Panel on 20 September 2017.

In response to the comments made in relation to Universal Credit and the impact of its implementation, David Black confirmed that a further sub group of the Tenants Panel had been set up and its remit would be looking at all issues relating to rent collection, arrears and affordability.

Emma Norton provided feedback from the meeting of the Anti Social Behaviour Sub Group meeting held on 26 September 2017.

The scheduled meeting of the Planned Maintenance and Improvement Programme monitoring group had to be postponed due to staff absence and so no feedback was available.

9. Any other business

No further issues were raised.

10. Date and time of next meeting

Next scheduled meeting of the Tenants Panel is to be held on Tuesday 19 December 2017 in the Council Chamber, Council Offices, Weeley – time to be confirmed.