

**TENANTS' AND LEASEHOLDERS'  
CONSULTATIVE FORUM****26 MARCH 2007**

Chairman: \* Councillor Mrs Camilla Bath

Councillors: \* Don Billson  
\* Bob Currie

Phillip O'Dell

\* Denotes Member present

**Tenants and Leaseholders Representatives**

Representatives from the following Associations were in attendance:-

Antoneys Close Tenants' and Residents' Association  
 Borridge Estate Tenants' and Residents' Association  
 Brookside Close Tenants' and Residents' Association  
 Cottesmore Tenants' and Residents' Association  
 Eastcote Lane Tenants' and Residents' Association  
 Harrow Federation of Tenants' and Residents' Associations (HFTRA)  
 Hatch End Tenants' and Residents' Association  
 Leaseholder Support Group  
 Pinner Hill Tenants' and Residents' Association  
 Stonegrove Gardens Tenants' and Residents' Association  
 Weald Tenants' and Residents' Association  
 Woodlands Tenants' and Residents' Association

In total 21 Tenants/Representatives attended.

**PART I - RECOMMENDATIONS - NIL****PART II - MINUTES**51. **Attendance by Reserve Members:****RESOLVED:** To note that there were no Reserve Members present at this meeting.52. **Declarations of Interest:****RESOLVED:** To note that the following interests were declared:

<u>Member</u>	<u>Nature of Interest</u>
Councillor Mrs Camilla Bath	Councillor Mrs Camilla Bath declared a personal interest in that the following Housing Estates were in her ward: Woodlands, Cottesmore, Eden Close, Beatty Road and Hague Road.
Councillor Don Billson	Councillor Don Billson declared a personal interest in that the following Housing Estate was in his ward: Grange Farm Close.
Councillor Bob Currie	Councillor Bob Currie declared a personal interest in that the following Housing Estates were in his ward: Eastcote Lane, Alexandra Avenue and Brookside Close.

53. **Arrangement of Agenda:****RESOLVED:** That all items be considered with the press and public present.54. **Minutes:****RESOLVED:** That the minutes of the meeting held on 24 January 2007 be deferred until printed in the Council Bound Minute Volume.

55. **Public Questions:**

**RESOLVED:** To note that no public questions were received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 16 (Part 4E of the Constitution).

56. **Petitions:**

**RESOLVED:** To note that no petitions were received at this meeting under the provisions of the Advisory Panel and Consultative Forum Procedure Rule 14 (Part 4E of the Constitution).

57. **Deputations:**

**RESOLVED:** To note that no deputations were received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 15 (Part 4E of the Constitution).

58. **Housing Revenue Account (HRA) 5 Year Budget Analysis 2004-05 to 2008-09:**

The Forum received a report of the Director of Financial and Business Strategy, which provided an analysis of the Housing Revenue Account (HRA) budget over a 5 year period from 2004-05 to 2008-09. It compared the budget as originally set out in the HRA business plan with outturn/revised budgets put to and agreed by Cabinet as part of the medium term budget strategy.

An officer informed the Forum that the report anticipated that balances in the account would grow. The balances stood at £6.8 million. It was explained that the HRA was a ring-fenced account and that it would be used to fund housing stock.

In response to a question from a resident regarding the viability of an Arms Length Management Option (ALMO) in light of the HRA surplus, an officer explained that an ALMO was not viable as it would incur extra costs. The officer stated that the reason there was a healthy balance in the HRA was because an ALMO option had not been progressed. In response to a further question from a resident, an officer explained that delivering a housing service through an ALMO was more expensive than through the Council.

**RESOLVED:** That the report be noted.

59. **Housing Capital Programme 2007 - 2010:**

An officer presented a report, which outlined the Housing Capital Programme for 2007-2010 and specifically the programme of work to meet the Decent Homes Standard.

The officer confirmed that amendments had been made following the last meeting of the Forum, as an outcome of resident consultation. In response to concerns from residents, the officer agreed to look into roads missing from the list including Bransgrove Road, Buckingham Road and Whitchurch Avenue. In response to concerns from residents, the officer also agreed to look into means of escape. The officer confirmed that there had been an increase in the budget for Minor Estates Improvement (MEI) and tenant initiatives.

In response to a question from a resident, the Chairman confirmed that the Housing Capital Programme was a rolling programme and that the homes most in need would be considered first. During discussion on the item, in response to queries from Members and residents, officers advised:

- it was an on-going process and that the purpose of the exercise was for the Council to be open to comments;
- the officer would look at the listed properties to ensure there were no duplicates;
- it would be looked into as to whether the flats on Stuart Avenue did require replacement roofs;
- five hundred pounds per annum would be available for adaptations for the disabled. This money was from the Corporate Capital Account and not the Housing Revenue Account.

In response to a query from a Member, the Chairman agreed to investigate the possibility of garages also being refurbished.

In response to a concern raised by a Member, the Chairman agreed that a revised version of the report be circulated before the next meeting of the Forum.

**RESOLVED:** That (1) the report be noted;

(2) a revised version of the report be circulated before the next meeting of the Forum.

60. **Update on the Housing Repairs Service, Delivery of the Decent Homes Programme and the Harrow Integrated Property Services Partnership Project (HIPSP):**

An officer presented an information report of the Interim Head of Property, which detailed progress on the Harrow Repairs Service, Delivery of the Decent Homes Programme and the Harrow Integrated Property Services Partnership project (HIPSP).

Regarding the Decent Homes Programme, an officer stated that recent delays for the Decent Homes Standard were a result of problems with kitchen suppliers.

In relation to HIPSP, an officer explained that the current position was that there was a preferred contractor for minor and major works. The officer stated that the Council had a number of expectations from the new contract including improved employment practice, improved efficiency and better tie up between minor and major works. A resident expressed his support for one of the contractors, and highlighted potential for resident involvement, appointment systems and security, and the possibility of a higher number of tasks being resolved on site first time.

In response to questions from residents, an officer confirmed that there were a number of details to be clarified in the contracts before they were awarded, including tenant signing of job sheets and means by which complaints could be registered. It was confirmed that staff would carry necessary identification when conducting home visits.

In response to a question by a resident, an officer explained that there was a list of contractors the Council could use who could make adaptations for people with special needs.

**RESOLVED:** That the report be noted.

61. **Any Other Urgent Business:**

(i) **Agreement between the London Borough of Harrow and the Harrow Federation of Tenants and Residents Associations**

A resident queried the status of an agreement between the London Borough of Harrow and the Harrow Federation of Tenants and Residents Associations. An officer agreed to study the document in further detail to clarify whether there were any issues arising out of it.

**RESOLVED:** That the above be noted.

62. **Date of Next Meeting:**

**RESOLVED:** To note that the next meeting of the Forum would be held on 24 July 2007.

63. **Extension and Termination of the Meeting:**

In accordance with the Advisory and Consultative Procedure Rule 13 (Part 4E of the Constitution) it was:

**RESOLVED:** (1) At 10.00 pm to continue until 10.05 pm;

(2) 10.05 pm to continue until 10.10 pm.

(Note: The meeting having commenced at 7.30 pm, closed at 10.08 pm)

(Signed) COUNCILLOR CAMILLA BATH  
Chairman