

**TENANTS' AND LEASEHOLDERS'
CONSULTATIVE FORUM**

29 OCTOBER 2007

Chairman: * Councillor Mrs Camilla Bath

Councillors: * Don Billson * David Gawn (1)
* Bob Currie* Denotes Member present
(1) Denote category of Reserve Member**PART I - RECOMMENDATIONS - NIL****PART II - MINUTES****Tenants' and Leaseholders' Representatives**

Representatives from the following Associations were in attendance:

Anthony's Close Tenants' and Residents' Association
 Berridge Estate Tenants' and Residents' Association
 Cottesmore Tenants' and Residents' Association
 Eastcote Lane Tenants' and Residents' Association
 Leaseholders Support Group
 Milton Road Tenants' and Residents' Association
 Pinner Hill Tenants' and Residents' Association
 Weald Tenants' and Residents' Association
 Weald Village Community Association
 Woodlands Community Association

In total 16 Tenants/Representatives attended.

88. **Attendance by Reserve Members:****RESOLVED:** To note the attendance at this meeting of the following duly appointed Reserve Member:-

<u>Ordinary Member</u>	<u>Reserve Member</u>
Councillor Phillip O'Dell	Councillor David Gawn

89. **Declarations of Interest:****RESOLVED:** To note that the following interest was declared:

- (i) Councillor Bob Currie declared a personal interest in that he attended monthly meetings of Brookside Close Tenants' and Residents' Association and Eastcote Lane Tenants' and Residents' Association. Accordingly, he would remain in the room during the discussion and decision-making for all items.

90. **Arrangement of Agenda:****RESOLVED:** That all items be considered with the press and public present.91. **Minutes:****RESOLVED:** That the minutes of the special meeting held on 31 May 2007 and the ordinary meeting held on 24 July 2007 be taken as read and signed as correct records.92. **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).93. **Petitions:****RESOLVED:** To note that no petitions were received at this meeting under the provisions of Advisory Panel and Consultative Forum Procedure Rule 14 (Part 4E of the Constitution).

94. **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).

95. **Quarter 1 Housing Revenue Account (HRA) Monitoring Report as at 30 June 2007:**

An officer presented a report of the Corporate Director (Finance) which set out monitoring of the Housing Revenue Account (HRA) as at 30 June 2007. The officer explained that:

- The key area to note was expenditure against the contingency as the final cost of transferring the DLO to Keir was not budgeted for.
- Interest costs were influenced by interest rates and the cost of borrowing.
- The cost of responsive repairs was the largest area of expenditure within the HRA.
- The Council paid a 'negative subsidy' and therefore money back to Central Government.

RESOLVED: That the report be noted.

96. **Progress Report on the Work of the Independent Tenant Advisor and Presentation of their Report:**

An officer presented an information report of the Divisional Director (Housing) which provided the Forum with information on the work carried out by First Call who were appointed by Housing Services as an Independent Tenant Advisor. The report included recommendations from First Call's report. The report also provided information on the 'Right to Manage' Consultation.

An Independent Tenants Advisor (ITA) explained that the report highlighted the need for improved communication between the Harrow Federation of Tenants' and Residents' Association (HFTRA) and Harrow Council, and that more induction and training was required for representatives of associations. The officer also explained that the report highlighted issues of diversity and accountability.

A resident expressed concern that officers of Tenants' and Residents' Associations (TRAs) were not contactable by other TRAs. The ITA explained that there were ways in which residents on estates could be contacted such as through the use of street stalls. A resident asked if information about the TRAs could be included within letting packages provided at the point at which tenancy agreements were signed.

In response to concerns raised by another resident, an officer stated that training for association representatives, particularly training on fundraising, would be provided if required.

In response to further questions by Members of the Forum, the Divisional Director (Housing) explained that:

- The Tenant Compact had been agreed with consultation and input from tenants and had been signed in October 2006 by HFTRA and the Council: First Call had confirmed that the document was fit for purpose.
- The situation regarding the reporting of repairs in 'Access Harrow' was being investigated.

A Member asked for an update regarding 'in house training' which was provided by an ITA.

An officer explained that with regard to the 'Right to Manage' consultation, it was intended to form a 'Resident Steering Group' to explore options in detail. The officer confirmed that all households would be contacted regarding the 'Right to Manage' and that the steering group would be open to all residents.

RESOLVED: That the report be noted.

97. **Progress on the Community Centre Review:**

An officer presented an information report of the Divisional Director (Housing) which gave the Forum an update on a review of the ten community centres that were part of the Housing Revenue Account asset base. The review commenced in June 2006.

The officer explained that, with regard to page 71 of the agenda, the valuation of Methuen Hall was £1.3 million and not £13,000,500 as published. The officer explained that a review was being undertaken as use of the community centres had not been considered for a significant amount of time and Housing Services wanted the community centres to be used to their maximum capacity. The officer stated that it was important that health and safety standards were met in the building. The officer also noted that three neighbourhood resource centres were to be built.

In response to a question by a Member, the officer explained that she could provide details of the condition of each centre in the final report.

One resident expressed concern over anti-social behaviour at one of the community centres and also asked whether electrical checks had taken place at Pinner Hill Road Hall. An officer agreed to investigate this issue. The Chairman asked the officer to ensure that all community centres had the appropriate electrical checks undertaken annually and requested that an officer contact her before the next meeting of the Forum to confirm that it had been done.

A Member expressed concern regarding anti-social behaviour at Churchill Place Hall. In response to a question by a Member, the Divisional Director (Housing) stated that information regarding condition of halls was available for all community centres apart from Methuen Road Hall.

RESOLVED: That the report be noted.

98. **London Councils – Housing Green Paper:**

The Divisional Director (Housing) presented an information report on the Department of Communities and Local Government Housing Green Paper, 'Homes for the future: More affordable, more sustainable.' The report had been published on 23 July 2007. It was explained that Harrow Council would submit a response as part of the West London Local Authorities Group.

An appendix for the report, which had been inadvertently omitted from the agenda, was tabled and accepted by the Forum.

RESOLVED: That the report be noted.

99. **The Draft Mayor's Housing Strategy:**

The Divisional Director (Housing) presented an information report which gave the Forum an update regarding the Mayor of London's draft Housing Strategy which had been produced following the devolution of responsibility for the housing strategy and the broad direction of public housing investment in London from the Government to the Mayor of London. This was subject to the parliamentary approval of the GLA Bill and it was explained that the strategy was subject to consultation.

The Divisional Director explained that the document set out the Mayor of London's vision for London and his desire to increase new homes in London.

RESOLVED: That the report be noted.

100. **Suggestions for Agenda Items for Next Meeting:**

The Forum was asked for possible items for discussion at the next meeting. The items suggested were:

- Grounds maintenance;
- Proposed budget for 2007, 2008 and 2009;
- Wardens.

RESOLVED: That the above be noted.

101. **Date of Next Meeting:**

RESOLVED: To note that the next meeting of the Forum would be held on the 9 January 2008.

102. **Extension and Termination of the Meeting:**
In accordance with the Advisory and Consultative Procedure Rule 13 (Part 4E of the Constitution) it was:

RESOLVED: At (1) 10:00 pm to continue until 10.30pm;

(2) 10.30pm to continue until 10.35pm.

(Note: The meeting having commenced at 7.30 pm, closed at 10.33 pm)

(Signed) COUNCILLOR CAMILLA BATH
Chairman